

LOT 8
IN OR 1823/436
SCHOONER LANDING PB 6/246

KINN LARRY K & JOAN A
2201 SAFE HARBOR LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-167C-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1047.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100	1,160	198,436
FGR	462	55	254	43,451
FOP	66	30	20	3,421
FOP	232	30	70	11,975
FUS	947	100	947	161,999
STP	24	10	2	343

TOTALS	2,891		2,453	419,623
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0	100	0	0		1.00	2,000.00	100	2014
2	0855	CONC PAVER	0	100	0	0		974.00	SF 7.00	100	2014
3	0855	CONC PAVER	0	100	0	0		110.00	SF 7.00	100	2014
4	0810	CONCRETE A	0	100	22	4		88.00	SF 6.50	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R-1A	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,453	124.3968	177.27	434,843	2014	2014	0	0	3.50	96.50
1 SFR CUST - 100% - 2015											
Heated Area: 2107											
HX Base Yr 2015											

TOTAL OB/XF											
9,692											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		419,623	
TOTAL MARKET OB/XF VALUE		9,692	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		554,315	
SOH/AGL Deduction		285,871	
ASSESSED VALUE		268,444	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		218,444	
TOTAL JUST VALUE		554,315	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		432,865	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140029	MODULAR	150,000	01/07/2014

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1823/0436	11/05/2012	WD	Q	V	02
GRANTOR: TUCKER ROZELLE					SALE PRICE
GRANTEE: KINN LARRY K & JOAN					45,000
1823/0434	11/05/2012	WD	U	I	30
GRANTOR: TUCKER ROZELLE & ANDR					100
GRANTEE: TUCKER ROZELLE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W29 S40 FOP=[YR=2014] S8 E13 STP=[YR=2014] S3 E8 N3 W8\$ E16 N8 W29\$ E29 N28 FOP=[YR=2014] E11 FGR=[YR=2014] S15 E22 N21 W22 S6\$ N6 W11 S6\$ N12\$ PTR=E45 FUS=[YR=2014] E18 S6 E4 S6 W4 S22 E4 S6 W4 S8 W18 N16 W5 N7 E5 N25\$ W45\$.											