

HARPER ROBERT & JENNIFER (H&W)
2329 SAFE HARBOR LANE
FERNANDINA BEACH, FL 32034

00-00-31-167C-0013-0000

BUILDING CONSTRUCTION

ELEMENT CD

Exterior Wall 17 CB STUCCO 70

Exterior Wall 10 ABOVE AVG 30

RooF Structur 03 GABLE/HIP 100

RooF Cover 03 COMP SHNGL 100

Interior Wall 05 DRYWALL 100

Interior Floo 11 CLAY TILE 50

Interior Floor 14 CARPET 50

Air Condition 03 CENTRAL 100

Heating Type 04 AIR DUCTED 100

Bedrooms 4 100

Bathrooms 3 100

Frame Stories Units 03 MASONRY 100
1. 1. 100
0 100

Occupancy 00 NONE 100

Quality 05 Quality Level 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 1047.00

AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE

BAS 2,457 100 2,457 414,472

FGR 549 55 302 50,945

FOP 126 30 38 6,411

FSP 130 40 52 8,772

TOTALS 3,262 2,849 480,599

EXTRA FEATURES

L N OB/XF CODE DESCRIPTION BLD CAP L W UNITS UT Adj R ADJ UNIT PRICE ORIG COND YEAR ON YEAR ACTUAL Q % COND OB/XF MKT VALUE NOTES

1 0855 CONC PAVER 0 100 0 0 765.00 SF 7.00 7.00 100 2017 2017 3 97 5,194

2 0855 CONC PAVER 0 100 0 0 72.00 SF 7.00 7.00 100 2017 2017 3 97 489

LAND DESCRIPTION TOTAL OB/XF 5,683

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV

1 000100 C SFR 100 R-1A 0.00 0.00 1.00 LT 1.00 1.00 1.00 125,000.00 125,000.00 125,000

REVIEW DATE 05/15/2017 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0500 01 2,849 121.2288 172.75 492,165 2017 2017 0 0 2.35 97.65

1 SFR CUST - 100% - 2018 Heated Area: 2457 HX Base Yr 2018

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE

2329 SAFE HARBOR LN, FERNANDINA BEACH

SALES DATA OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2136/0986 7/25/2017 WD Q I 01 406,500

GRANTOR: MAGNOLIA HOMES INC GRANTEE: HARPER ROBERT & JEN

2004/1109 9/21/2015 WD Q V 01 80,400

GRANTOR: POTOCHNAK MICHAEL GRANTEE: MAGNOLIA HOMES INC

BUILDING NOTES

BUILDING DIMENSIONS BAS=[YR=2017] W29 FSP=[YR=2017] W13 S10 E13 N10\$ S10 W13 N10 W16 S55 E16 FOP=[YR=2017] E18 FGR=[YR=2017] S3 E24 N25 W7 S3 W17 S19\$ N7 W18 S7\$ N7 E18 N12 E17 N3 E7 N33\$.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 480,599

TOTAL MARKET OB/XF VALUE 5,683

TOTAL LAND VALUE - MARKET 125,000

TOTAL MARKET VALUE 611,282

SOH/AGL Deduction 249,899

ASSESSED VALUE 361,383

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 311,383

TOTAL JUST VALUE 611,282

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 525,725