LOT 14
IN OR 1969/460
SCHOONER LANDING PB 6/246

WILLIS WILLIE H JR
2367 SAFE HARBOR LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-167C-0014-0000

BUILDING CHARACTERISTICS

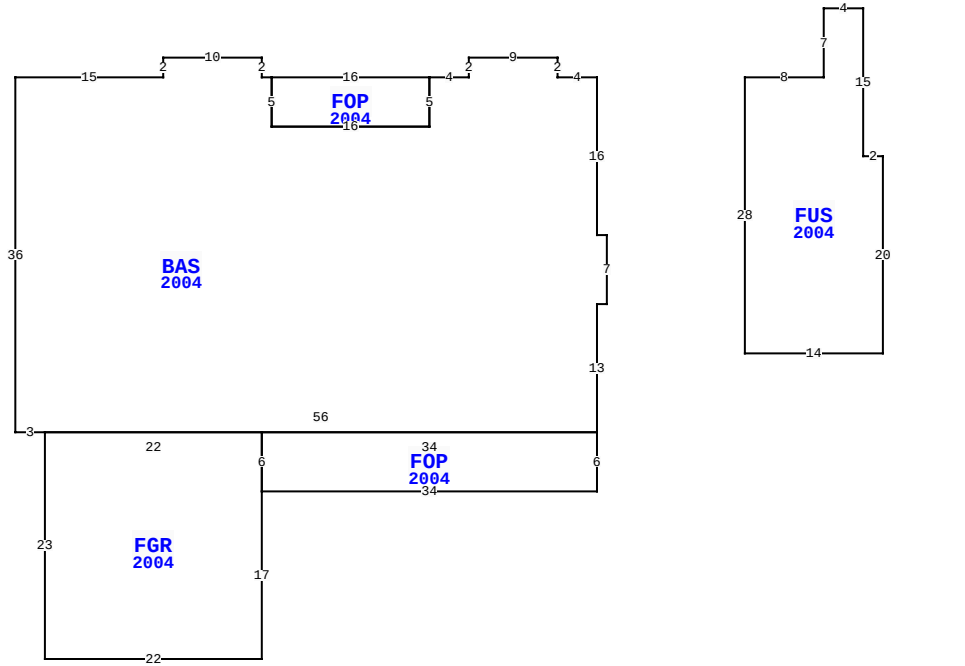
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		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	2,089	100	2,089	315,157
FGR	506	55	278	41,941
FOP	80	30	24	3,621
FOP	204	30	61	9,203
FUS	404	100	404	60,950
TOTALS	3,283		2,856	430,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,856	115.7046	164.88	470,897	2004	2004	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2016 Heated Area: 2493 HX Base Yr 2016



2367 SAFE HARBOR LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		430,871
TOTAL MARKET OB/XF VALUE		7,306
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		563,177
SOH/AGL Deduction		244,268
ASSESSED VALUE		318,909
TOTAL EXEMPTION VALUE	HX HB VX VP SX	297,518
BASE TAXABLE VALUE		21,391
TOTAL JUST VALUE		563,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041843	GAS	1,000	10/12/2004
B0040570	NEW CONSTR	175,000	03/23/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1969/0460	3/20/2015	WD	Q	I	01	347,000
GRANTOR: FORRAND STEVEN M & DO						
GRANTEE: WILLIS WILLIE H JR						
1397/1739	3/22/2006	WD	Q	I		395,000
GRANTOR: VEGA RACHEL M						
GRANTEE: FORRAND STEVEN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W4 N2 W9 S2 W4 FOP=[YR=2004] W16 S5 E16 N5$ S5 W16 N5 W1 N2 W10 S2 W15 S36 E3 FGR=[YR=2004] S23 E22 N17 FOP=[YR=2004] E34 N6 W34 S6$ N6 W22$ E56 N13 E1 N7 W1 N16$ PTR=E15 FUS=[YR=2004] E8 N7 E4 S15 E2 S20 W14 N28$ W15$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	786.00	SF	5.20	5.20	100	2004	2004	3	86	3,515	
3	0810	CONCRETE A	0	100	0	0	121.00	SF	6.50	6.50	100	2004	2004	3	86	676	

LAND DESCRIPTION

TOTAL OB/XF 7,306

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 05/09/2019 BY DJA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS