



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	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	05	Quality Level 05
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DOR CODE	0100	SINGLE FAMILY
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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	1,262	100	1,262	190,570
FGR	454	55	250	37,752
FOP	24	30	7	1,057
FOP	100	30	30	4,531
FOP	430	30	129	19,480
FUS	1,756	100	1,756	265,167
PTO	12	5	1	151
PTO	175	5	9	1,359
STR	57	10	6	907

TOTALS	4,270		3,450	520,971
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EXTRA FEATURES				
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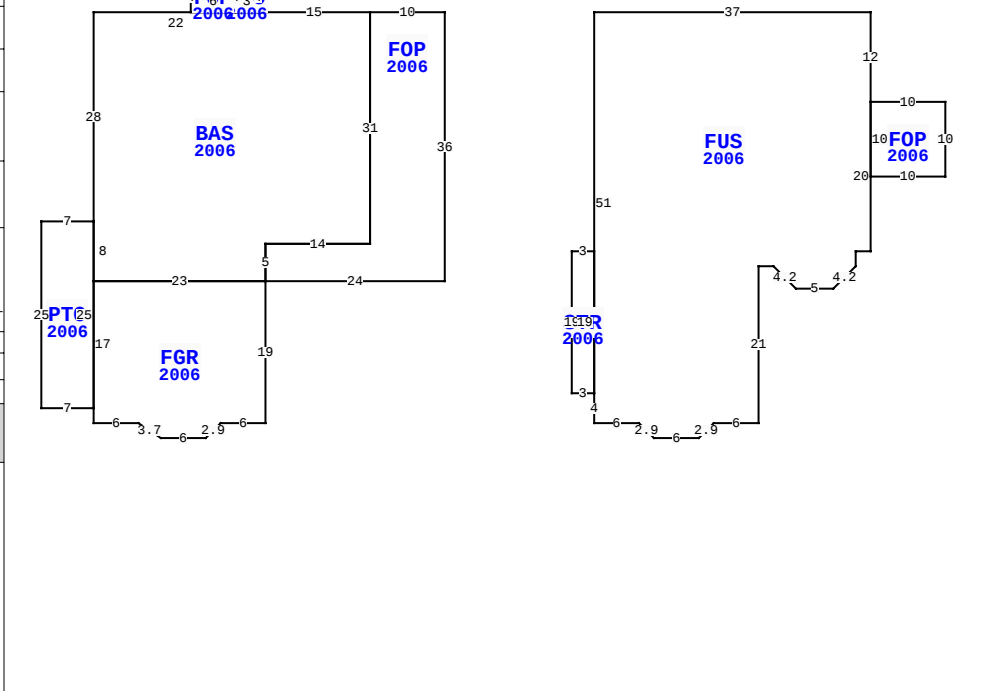
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2006	2006	3	91	1,820
2	0811	CONCRETE B	0	100	0	0		832.00	SF 5.20	5.20	100	2006	2006	3	88	3,807
3	0861	POOL GUNIT	0	100	0	0		394.00	SF 85.00	85.00	100	2007	2007	3	52	17,415
4	0845	KOOL DECK	0	100	0	0		593.00	SF 7.25	7.25	100	2007	2007	3	89	3,826

LAND DESCRIPTION																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE	05/09/2019	BY	DJA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,450	114.5584	163.25	563,212	2006	2006	0	0	0	92.50

1 SFR CUST - 100% - 2007	Heated Area: 3018	HX Base Yr 2007
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BLD DATE	05/02/2007	0	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

2513 SAFE HARBOR LN, FERNANDINA BEACH																
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TOTAL OB/XF																
26,868																

Total Acres: 0.00	Total Land Value: 125,000	Market: 0	Agricultural: 0	Common: 125,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		520,971	
TOTAL MARKET OB/XF VALUE		26,868	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		672,839	
SOH/AGL Deduction		313,931	
ASSESSED VALUE		358,908	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		308,908	
TOTAL JUST VALUE		672,839	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		578,280	

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071593	XFOB	1,500	08/27/2007
20071293	ELEC OTHER	700	07/12/2007
20071277	SWIM POOL	29,850	07/11/2007
20071278	FOUNDATION	1,000	07/11/2007
20061784	XFOB	1,850	07/26/2006
20061012	OTHER	1,200	05/12/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2308/0698	9/27/2019	QC	U	I	11	100

GRANTOR: BOTTORFF ANDREW J

GRANTEE: BOTTORFF PHYLLIS D

1125/0429	3/28/2003	WD	Q	V		56,000
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GRANTOR: SANDCASTLE INNOVATION

GRANTEE: BOTTORFF ANDREW J &

BUILDING NOTES																
FOP=[YR=2006] W10 BAS=[YR=2006] W15 PTO=[YR=2006] N4 W3																
FOP=[YR=2006] W6 S4 E6 N4\$ S4 E3\$ W22 S28 PTO=[YR=2006] W7																
S25 E7 FGR=[YR=2006] S2 E6 D2 R3 E6 U2 R2 E6 N19 W23 S17\$																
N25 \$ S8 E23 N5 E14 N31\$ S31 W14 S5 E24 N36\$ PTR=E20																
FUS=[YR=2006] E37 S12 FOP=[YR=2006] E10 S10 W10 N10\$ S20 W2																
S2 D3 L3 W5 U3 L3 W2 S21 W6 D2 L2 W6 U2 L2 W6 N4																
STR=[YR=2006] W3 N19 E3 S19\$ N51\$ W20\$.																

BUILDING DIMENSIONS																
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