

W 44.53 FT LOT 20 & E 41 FT
LOT 21 PT OR IN OR 2336/1963
SCHOONER LANDING PBK 6/246

PATTEN BRIAN J & LEIGH ANN
2504 SAFE HARBOR LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-167C-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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

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	1,837	100	1,837	307,389
FGR	575	55	316	52,877
FOP	246	30	74	12,382
FOP	375	30	112	18,742
FUS	965	100	965	161,475
STR	54	10	5	836

TOTALS 4,052 3,309 553,701

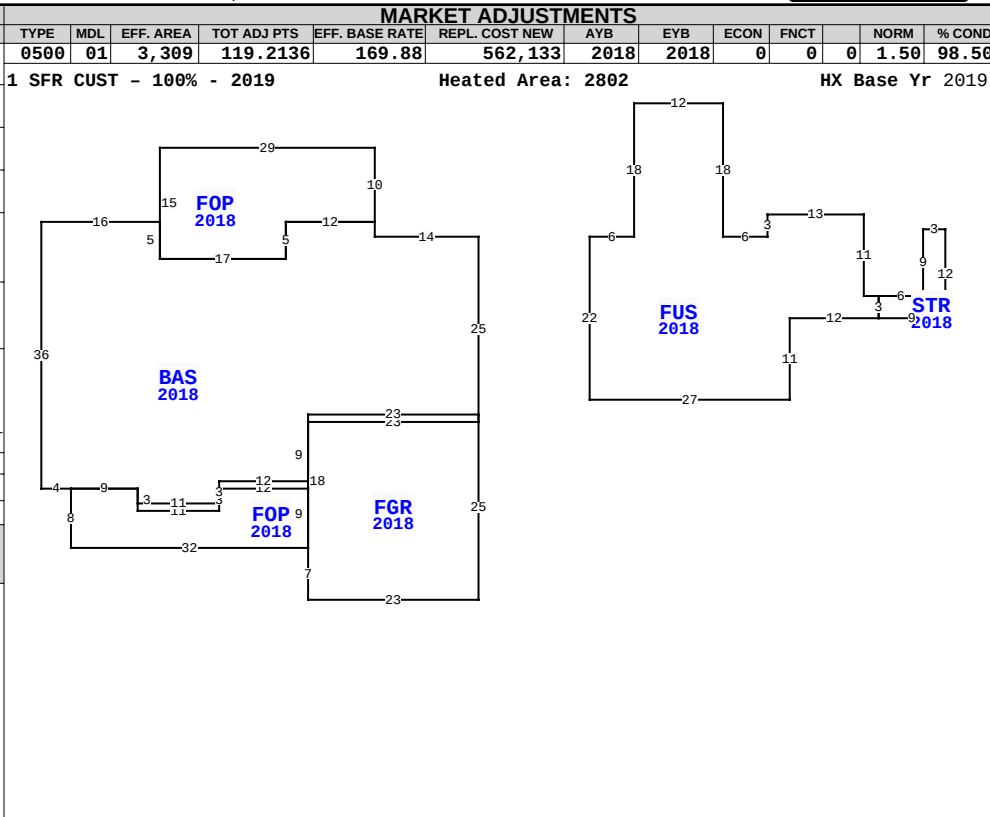
EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	1,003.00	SF	5.20	5.20	100	2018	2018	3	98	5,111	
2	0810	CONCRETE A	0	100	0	0	124.00	SF	6.50	6.50	100	2018	2018	3	98	790	
3	0476	VF 6 SBPL	0	100	0	0	64.00	LF	32.00	32.00	100	2018	2018	3	95	1,946	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	
5	0861	POOL GUNIT	0	100	0	0	424.00	SF	85.00	85.00	100	2020	2020	3	95	34,238	
6	0855	CONC PAVER	0	100	0	0	732.00	SF	10.00	10.00	100	2020	2020	3	99	7,247	

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	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 08/20/2020 BY DJ



2504 SAFE HARBOR LN, FERNANDINA BEACH

TOTAL OB/XF 49,902																
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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 08/20/2020 BY DJ

NASSAU COUNTY PROPERTY PAGE 1 of 1 2																
VALUATION SUMMARY																
STANDARD																
Tax Group: 2 Tax Dist:																
BUILDING MARKET VALUE 553,701																
TOTAL MARKET OB/XF VALUE 49,902																
TOTAL LAND VALUE - MARKET 125,000																
TOTAL MARKET VALUE 728,603																
SOH/AGL Deduction 272,228																
ASSESSED VALUE 456,375																
TOTAL EXEMPTION VALUE HX HB 50,000																
BASE TAXABLE VALUE 406,375																
TOTAL JUST VALUE 728,603																
NCON VALUE 0																
INCOME VALUE																
PREVIOUS YEAR MKT VALUE 627,965																

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PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200118	SWIM POOL	50,000	03/19/2020
20180093	CO ISSUED	0	05/25/2018
20180093	NEW CONSTR	366,167	01/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2336/1963	1/29/2020	QC	U	I	11	100

GRANTOR: PATTEN BRIAN J & LEIG

GRANTEE: PATTEN BRIAN J & LE

2152/1179 10/18/2017 WD Q V 01 120,000

GRANTOR: RICE LINDA J

GRANTEE: PATTEN BRIAN J & LE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 N2 FOP=[YR=2018] N10W29 S15 E17 N5 E12\$ W12 S5 W17 N5 W16 S36 E4 FOP=[YR=2018] S8 E32 FGR=[YR=2018] S7 E23 N25 W23 S18\$ N9 W12 S3 W11 N2 W9\$ E9 S3 E11 N3 E12 N9E23 N25\$ PTR=E15 FUS=[YR=2018] E6 N18 E12 S18 E6 N3 E13 S11 E2 STR=[YR=2018] E6 N9 E3 S12 W9 N3\$ S3W12 S11 W27 N22\$ W15\$.