

LOT 27
IN OR 1949/292
SCHOONER LANDING PB 6/246

COMINSKY STEPHEN & MARGARET
2246 SAFE HARBOR LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-167C-0027-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	12	CEDAR 100	0500	01	2,181	127.2040	181.27	395,350	2016	2016	0	0	0	3.00	97.00	STANDARD									
Roof Structur	08	IRREGULAR 100	1 SFR CUST - 100% - 2019													Heated Area: 1857									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019									
Interior Wall	05	DRYWALL 100																							
Interior Floo	12	HARDWOOD 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		2 100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 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	1,857	100	1,857	326,519																					
FGR	492	55	271	47,650																					
FOP	48	30	14	2,462																					
FOP	129	30	39	6,858																					
TOTALS			2,526	2,181	383,490																				
EXTRA FEATURES			2246 SAFE HARBOR LN, FERNANDINA BEACH																						
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	2016	2016	3	98	1,960									
2	0855	CONC PAVER	0	100	0	0	804.00	SF	10.00	10.00	100	2016	2016	3	97	7,799									
3	0855	CONC PAVER	0	100	0	0	90.00	SF	10.00	10.00	100	2016	2016	3	97	873									
4	0855	CONC PAVER	0	100	4	4	16.00	SF	10.00	10.00	100	2016	2016	3	97	155									
5	0855	CONC PAVER	0	100	6	6	36.00	SF	10.00	10.00	100	2016	2016	3	97	349									
TOTAL OB/XF 11,136																									
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								
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 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/02/2023 BY SYS																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1949/0292	11/26/2014	WD	Q	V	01	70,000

GRANTOR: HAMILTON MARCI

GRANTEE: COMINSKY STEPHEN &

1607/1758	1/24/2009	WD	U	V	30	50,000
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GRANTOR: WRIGHT TYSON & JENNIF

GRANTEE: HAMILTON MARCI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W18 FOP=[YR=2016] W19 S4 D3 R3 E16 N7\$ S7 W16 U3 L3 N4 W14 S22 FGR=[YR=2016] W6 S23 E22 N21 W7 N2 W9\$ E9 S2 E7 S19 E8 FOP=[YR=2016] S6 E8 N6 W8\$ E8 S6 E19 N49\$.