

LOT 1
IN OR 2079/1554
SCHOONER LANDING PB 6/246

WARDYNSKI DAVEN & JENNIFER
2103 SAFE HARBOR LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-167C-0001-0000



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 50
Interior Floor	14	CARPET 50
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
DOR CODE	0100	SINGLE FAMILY

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	1,369	100	1,369	236,850
FGR	460	55	253	43,771
FOP	48	30	14	2,422
FOP	173	30	52	8,997
FUS	1,750	100	1,750	302,766

TOTALS	3,800		3,438	594,806
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	697.00	SF	10.00	10.00	6,691
2	0855	CONC PAVER	0	100	0	0	27.00	SF	10.00	10.00	259
3	0861	POOL GUNIT	0	100	0	0	391.00	SF	85.00	85.00	29,912
4	0911	SCRN RM A	0	100	0	0	888.00	SF	17.50	17.50	13,364
5	0855	CONC PAVER	0	100	0	0	496.00	SF	10.00	10.00	4,861
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	1,720

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT	

REVIEW DATE	04/11/2019	BY	DJ
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,438	118.9100	178.36	613,202	2016	2016	0	0	3.00	97.00
1 SFR CUST - 100% - 2017											
Heated Area: 3119											
HX Base Yr 2017											

2103 SAFE HARBOR LN, FERNANDINA BEACH	
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											
56,807											

Total Acres: 0.00	Total Land Value: 175,000	Market: 0	Agricultural: 0	Common: 175,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		594,806	
TOTAL MARKET OB/XF VALUE		56,807	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		826,613	
SOH/AGL Deduction		360,612	
ASSESSED VALUE		466,001	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		416,001	
TOTAL JUST VALUE		826,613	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		751,633	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190202	SCRN ENCL	0	03/15/2019
20160398	CO ISSUED	0	06/29/2016
20160398	NEW CONSTR	375,746	02/15/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2079/1554	10/17/2016	WD	Q	I	01
GRANTOR: COVEY ANDREW F & KATH					
GRANTEE: WARDYNSKI DAVEN & J					
2023/0606	1/13/2016	WD	Q	V	01
GRANTOR: SHAW JACK L JR & TIFF					
GRANTEE: COVEY ANDREW F & KA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W13 FOP=[YR=2016] N4 W18 S4 E1 S5 D1 R1 E15 U1 R1 N5\$ S5 D1 L1 W15 U1 L1 N5 W10 S50 E13 FOP=[YR=2016] S2 E8 N4 FGR=[YR=2016] E19 N23 W20 S23 E1\$ W1 N3 W6 S5 W1\$ E1 N5 E6 N20 E20 N25\$ PTR=E20 FUS=[YR=2016] E40 S42 W19 S3 W7 S5 W14 N16 E7 N9 W7 N25\$ W20\$.											