



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	14	WD SHINGLE 10
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	5	100
Bathrooms	4	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	2,435	100	2,435	410,600
FGR	637	55	350	59,019
FOP	60	30	18	3,035
FOP	264	30	79	13,321
FST	35	55	19	3,204
FUS	348	100	348	58,681
FUS	432	100	432	72,845
PTO	25	5	1	169
TOTALS	4,236		3,682	620,875

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,682	117.7110	176.57	650,131	2014	2014	0	0	4.50	95.50
1 SFR CUST - 0% - 0 Heated Area: 3215 HX Base Yr											
2155 SAFE HARBOR LN, FERNANDINA BEACH											
BLD DATE: 03/14/2024 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100
2	0855	CONC PAVER	0	0	0	0	1,170.00	SF	7.00	7.00	100
3	0855	CONC PAVER	0	0	0	0	92.00	SF	7.00	7.00	100
4	0861	POOL GUNIT	0	0	0	0	450.00	SF	85.00	85.00	100
5	0855	CONC PAVER	0	0	0	0	526.00	SF	7.00	7.00	100
6	0476	VF 6 SBPL	0	0	0	0	264.00	LF	32.00	32.00	100
7	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		R-1	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		620, 875	
TOTAL MARKET OB/XF VALUE		50, 371	
TOTAL LAND VALUE - MARKET		192, 500	
TOTAL MARKET VALUE		863, 746	
SOH/AGL Deduction		196, 530	
ASSESSED VALUE		667, 216	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		667, 216	
TOTAL JUST VALUE		863, 746	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		782, 133	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140016	VINYLFNC	0	01/06/2014
20132765	POOLWIRING	600	12/06/2013
20132274	SWIM POOL	25,000	09/27/2013
20131793	NEW CONSTR	4,000	07/30/2013
20131611	NEW CONSTR	263,417	07/09/2013
20131613	ROOF	3,000	07/09/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2271/1258	4/29/2019	WD Q	I	02	
GRANTOR: CHILDERS W DURAND & S					
GRANTEE: WOOD GREGORY STEVEN					
1682/1141	6/04/2010	WD Q	V	02	
GRANTOR: VILLA ROBERT & FABIOL					
GRANTEE: CHILDERS W DURAND &					

BUILDING NOTES											
BAS=[YR=2014] W12 FOP=[YR=2014] N8 W33S8 E33\$ W40 S52 E10											
FOP=[YR=2014] S6 E10 N6 W10\$ E20 FGR=[YR=2014] S11 E20 N2 E10											
N21 W2 PTO=[YR=2014] N5 W5 FST=[YR=2014] W7 S5 E7 N5\$ S5 E5\$											
W17 S3 W11 S9\$ N9 E10 N3 E5 N5 E7 N35\$ PTR=E20 FUS=[YR=2014]											
E3 N19 E15 S29 W10 N3 W5 N3 W3 N4\$ W20\$ PTR=E20 S20											
FUS=[YR=2014] S24 E13 N30 W6 S6 W7\$ N20 W20\$.											