LOT 6
SCHOONER LANDING PB 6/246

BERTON JEFFREY J & JEANNE L
2173 SAFE HARBOR LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-167C-0006-0000

BUILDING CHARACTERISTICS

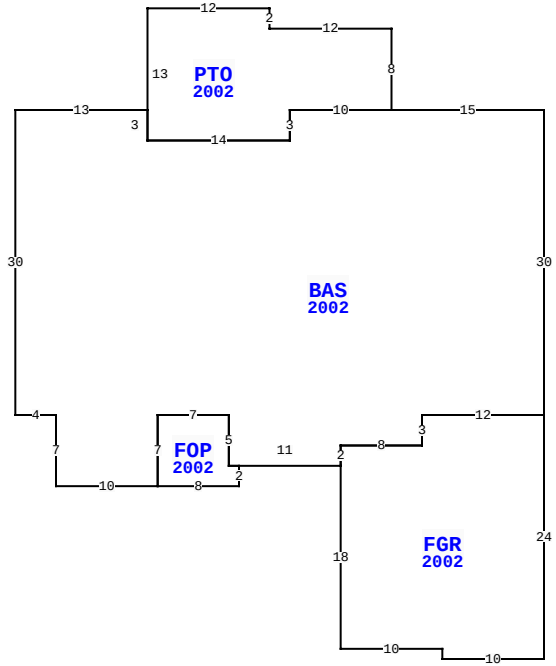
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,667	100	1,667	299,253
FGR	446	55	245	43,981
FOP	51	30	15	2,693
PTO	258	5	13	2,334
TOTALS	2,422		1,940	348,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,940	131.5160	197.27	382,704	2002	2004	0	0	0	9.00	91.00

1 SFR CUST – 0% - 2024 Heated Area: 1667 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

2173 SAFE HARBOR LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	348,261
TOTAL MARKET OB/XF VALUE	9,239
TOTAL LAND VALUE - MARKET	183,750
TOTAL MARKET VALUE	541,250
SOH/AGL Deduction	0
ASSESSED VALUE	541,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	541,250
TOTAL JUST VALUE	541,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	473,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B020523	NEW CONSTR	130,000	04/09/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2688/1849	12/27/2023	WD	U	I	11	100
GRANTOR: BLACKLOCK DAVID & KAT						
GRANTEE: BERTON JEFFREY J &						
2687/526	12/27/2023	WD	Q	I	01	650,000
GRANTOR: BLACKLOCK DAVID & KAT						
GRANTEE: BERTON JEFFREY J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W15 PTO=[YR=2002] N8 W12 N2 W12 S13 E14 N3 E10 $ W10 S3 W14 N3 W13 S30 E4 S7 E10 FOP=[YR=2002] E8 N2 W1 N5 W7 S7 $ N7 E7 S5 E11 FGR=[YR=2002] S18 E10 S1 E10 N24 W12 S3 W8 S2 $ N2 E8 N3 E12 N30 $.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0812	CONCRETE C	0	0	0	0	1,258.00	SF	4.00	4.00	100	2002	2002	3	82	4,126	
3	0469	VF LATTIC	0	0	0	0	146.00	SF	5.50	5.50	100	2003	2003	3	61	490	
4	0475	VF 4 SBPL	0	0	0	0	146.00	LF	14.00	14.00	100	2003	2003	3	61	1,247	
5	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2003	2003	3	61	366	

LAND DESCRIPTION

TOTAL OB/XF 9,239

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.05	175,000.00	183,750.00	183,750							

REVIEW DATE 05/09/2019 BY DJA Total Acres: 0.00 Total Land Value: 183,750 Market: 0 Agricultural: 0 Common: 183,750 PRINTED 08/06/2024 BY SYS