LOT 7
IN OR 2240/1327
SCHOONER LANDING PB 6/246

GOOCH GARRETT R & HEATHER L
2189 SAFE HARBOR LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-167C-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

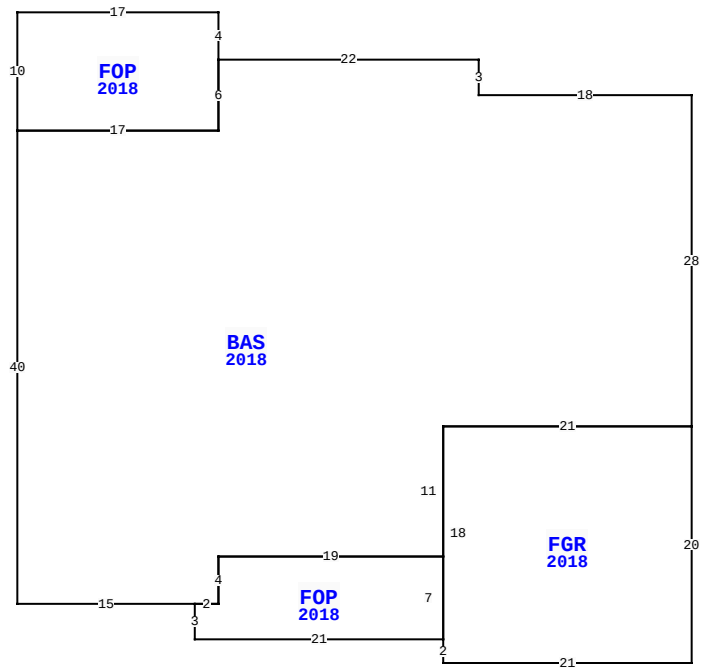
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1047.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,075	100	2,075	374,856
FGR	420	55	231	41,731
FOP	139	30	42	7,587
FOP	170	30	51	9,213
TOTALS	2,804		2,399	433,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,399	122.8920	184.34	442,232	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2020 Heated Area: 2075 HX Base Yr 2020



2189 SAFE HARBOR LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		433,387
TOTAL MARKET OB/XF VALUE		10,388
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		618,775
SOH/AGL Deduction		256,346
ASSESSED VALUE		362,429
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		312,429
TOTAL JUST VALUE		618,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		549,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0111	POOL	65,550	04/02/2024
20174084	CO ISSUED	0	08/10/2018
20174084	NEW CONSTR	267,096	12/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2240/1327	11/30/2018	WD	Q	I	01	422,500
GRANTOR: CELLARIUS CAPITAL INC						
GRANTEE: GOOCH GARRETT R & H						
2150/1917	10/10/2017	WD	Q	V	01	120,000
GRANTOR: PESTANA JOSE R & MAIN						
GRANTEE: CELLARIUS CAPITAL I						

BUILDING NOTES

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	0855	CONC PAVER	0	100	0	0	604.00	SF	7.00	7.00	100	2018	2018	3	97	4,101	
2	0855	CONC PAVER	0	100	0	0	72.00	SF	7.00	7.00	100	2018	2018	3	97	489	
3	0476	VF 6 SBPL	0	100	0	0	174.00	LF	32.00	32.00	100	2018	2018	3	94	5,234	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

BUILDING DIMENSIONS

BAS=[YR=2018] W18 N3 W22 FOP=[YR=2018] N4 W17 S10 E17 N6$ S6 W17 S40 E15 FOP=[YR=2018] S3 E21 FGR=[YR=2018] S2 E21 N20 W21 S18$ N7 W19 S4 W2$ E2 N4 E19 N11 E21 N28$.

LAND DESCRIPTION

TOTAL OB/XF 10,388

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	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 04/03/2024 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS