



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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	4 100
Bathrooms	4	4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	0 100
Occupancy	00	NONE 100

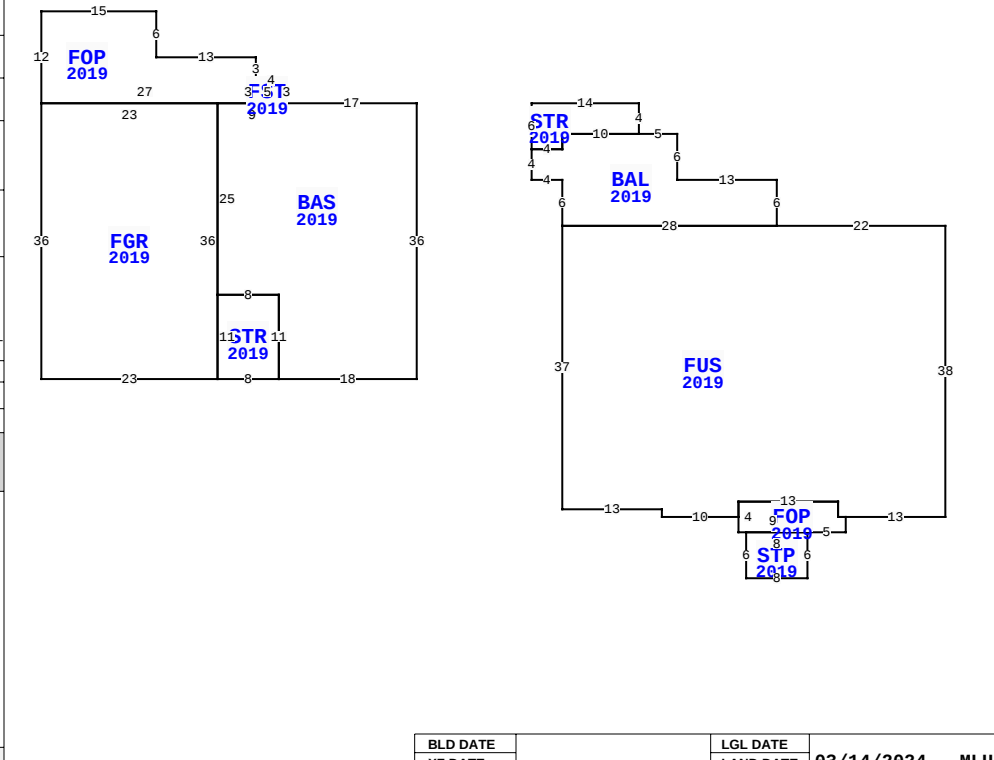
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	274	15	41	7,234
BAS	848	100	848	149,616
FGR	828	55	455	80,278
FOP	54	30	16	2,823
FOP	255	30	76	13,409
FST	15	55	8	1,412
FUS	1,861	100	1,861	328,342
STP	48	10	5	883
STR	64	10	6	1,059
STR	88	10	9	1,588
TOTALS	4,335		3,325	586,640

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	851.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	143.00	SF	6.50	6.50	
3	0855	CONC PAVER	0	100	0	0	360.00	SF	10.00	10.00	
4	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00	85.00	
5	0855	CONC PAVER	0	100	0	0	392.00	SF	10.00	10.00	
6	0476	VF 6 SBPL	0	100	0	0	198.00	LF	32.00	32.00	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,325	119.4160	179.12	595,574	2019	2019	0	0	1.50	98.50
1 SFR CUST - 100% - 2020						Heated Area: 2709			HX Base Yr 2020		



2215 SAFE HARBOR LN, FERNANDINA BEACH											
TOTAL OB/XF 49,042											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		586,640	
TOTAL MARKET OB/XF VALUE		49,042	
TOTAL LAND VALUE - MARKET		175,000	
TOTAL MARKET VALUE		810,682	
SOH/AGL Deduction		369,233	
ASSESSED VALUE		441,449	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		391,449	
TOTAL JUST VALUE		810,682	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		735,392	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190031	SWIM POOL	0	01/14/2019
20181976	CO ISSUED	0	01/14/2019
20181976	NEW CONSTR	372,542	06/12/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2635/793	4/26/2023	WD U	I	11	
GRANTOR: HARTLEY CHRISTOPHER C					
GRANTEE: HARTLEY FAMILY TRUS					
2132/1357	7/11/2017	WD U	V	37	
GRANTOR: KNIGHT KENNETH W & WA					
GRANTEE: HARTLEY CHRISTOPHER					

BUILDING NOTES											
BAS=[YR=2019] W17 FST=[YR=2019] N3 W4 FOP=[YR=2019] N3 W13 N6 W15 S12 FGR=[YR=2019] S36 E23 STR=[YR=2019] E8 N11 W8 S11\$ N36 W23\$ E27 N3 E1\$ W1 S3 E5\$ W9 S25 E8 S11 E18 N36\$ PTR=E15STR=[YR=2019] E14 S4 BAL=[YR=2019] E5 S6 E13 S6 FUS=[YR=2019] E22 S38 W13 FOP=[YR=2019] S2 W5 STP=[YR=2019] S6 W8 N6 E8\$ W9 N4 E13 S2 E1\$ W1 N2 W13 S2 W10 N1 W13 N37 E28\$ W28 N6 W4 N4 E4N2 E10\$ W10 S2 W4 N6\$ W15\$.											