LOT 12
IN OR 2055/507
SCHOONER LANDING PB 6/246

MCPHERSON COURTNEY P &/MARSHALL JORDAN P
2307 SAFE HARBOR LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-167C-0012-0000

BUILDING CHARACTERISTICS

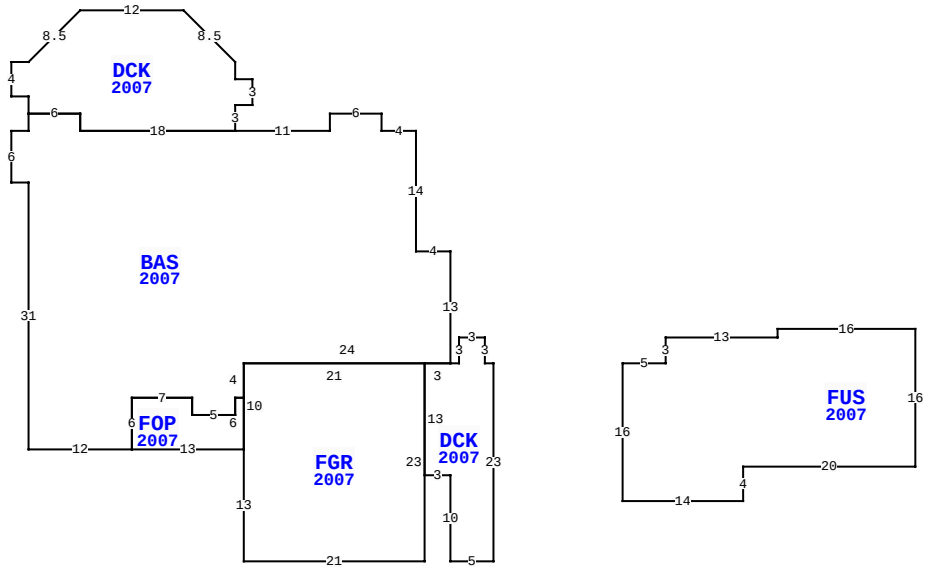
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,485	100	1,485	244,327
DCK	163	10	16	2,633
DCK	302	10	30	4,936
FGR	483	55	266	43,765
FOP	68	30	20	3,290
FUS	567	100	567	93,288
TOTALS	3,068		2,384	392,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,384	118.5800	177.87	424,042	2007	2007	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2017 Heated Area: 2052 HX Base Yr 2017



BLD DATE	11/28/2007 KK	LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

2307 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		392,239
TOTAL MARKET OB/XF VALUE		8,495
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		575,734
SOH/AGL Deduction		264,700
ASSESSED VALUE		311,034
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		261,034
TOTAL JUST VALUE		575,734
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071463	XFOB	1,500	08/08/2007
20071300	XFOB	2,500	07/12/2007
20071234	GAS	995	07/03/2007
20061029	H/AC	6,000	05/15/2006
20053134	OTHER	9,000	12/08/2005
20052889	ELEC OTHER	2,000	10/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2055/0507	6/24/2016	WD	Q	I	01	360,000
GRANTOR: WADE C HUDSON & DONNA						
GRANTEE: MCPHERSON COURTNEY						
1982/1054	6/01/2015	WD	Q	I	01	265,200
GRANTOR: MONTGOMERY ROBERT T						
GRANTEE: WADE C HUDSON & DON						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W1 N3 W3 S3 W1 BAS=[YR=2007] N13 W4 N14 W4 N2 W6 S2 W11 DCK=[YR=2007] N3 E2 N3 W2 N2 U6 L6 W12 D6 L6 W2 S4 E2 S2 E6 S2 E18$ W18 N2 W6 S2 W2 S6 E2 S31 E12 FOP=[YR=2007] E13 FGR=[YR=2007] S13 E21 N23 W21 S10$ N6 W1 S2 W5 N2 W7 S6$ N6 E7 S2 E5 N2 E1 N4 E24$ W3 S13 E3 S10 E5 N23$ PTR=E15 FUS=[YR=2007] E5 N3 E13 N1 E16 S16 W20 S4 W14 N16$ W15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	1,820	
2	0812	CONCRETE C	0	100	0	0	1,221.00	SF	4.00	4.00	100	2007	2007	3	88	4,298	
3	0825	BRICK	0	100	0	0	196.00	SF	12.50	12.50	100	2007	2007	3	97	2,377	

LAND DESCRIPTION

TOTAL OB/XF 8,495

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 05/09/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS