



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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
BAS	2,025	100
FGR	451	55
FOP	78	30
FOP	84	30
FSP	362	40
FUS	234	100
TOTALS	3,234	2,700

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,700	120.2784	180.42	487,134	2006	2006	0	0	8.00	92.00
1 SFR CUST - 100% - 2024						Heated Area: 2259		HX Base Yr 2024			

BLD DATE	08/14/2006	KK	LGL DATE	03/14/2024	MLU
XF DATE	08/14/2006	KK	LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				448,163		
TOTAL MARKET OB/XF VALUE				7,731		
TOTAL LAND VALUE - MARKET				175,000		
TOTAL MARKET VALUE				630,894		
SOH/AGL Deduction				0		
ASSESSED VALUE				630,894		
TOTAL EXEMPTION VALUE		HX HB		50,000		
BASE TAXABLE VALUE				580,894		
TOTAL JUST VALUE				630,894		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				560,905		

EXTRA FEATURES										2401 SAFE HARBOR LN, FERNANDINA BEACH		06/14/2006		03/14/2024		
L N	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	0812	CONCRETE C	0 100	0	0	1,523.00	SF	4.00	4.00	100	2006	2006	3	87	5,300	
2	0810	CONCRETE A	0 100	0	0	190.00	SF	6.50	6.50	100	2006	2006	3	87	1,074	
3	0476	VF 6 SBPL	0 100	0	0	34.00	LF	32.00	32.00	100	2009	2009	3	76	827	
4	0855	CONC PAVER	0 100	0	0	57.00	SF	10.00	10.00	100	2012	2012	3	93	530	