

LOT 17
IN OR 2041/1577
SCHOONER LANDING PB 6/246

MATTOX JOSHUA D & NICKI L
2481 SAFE HARBOR LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-167C-0017-0000



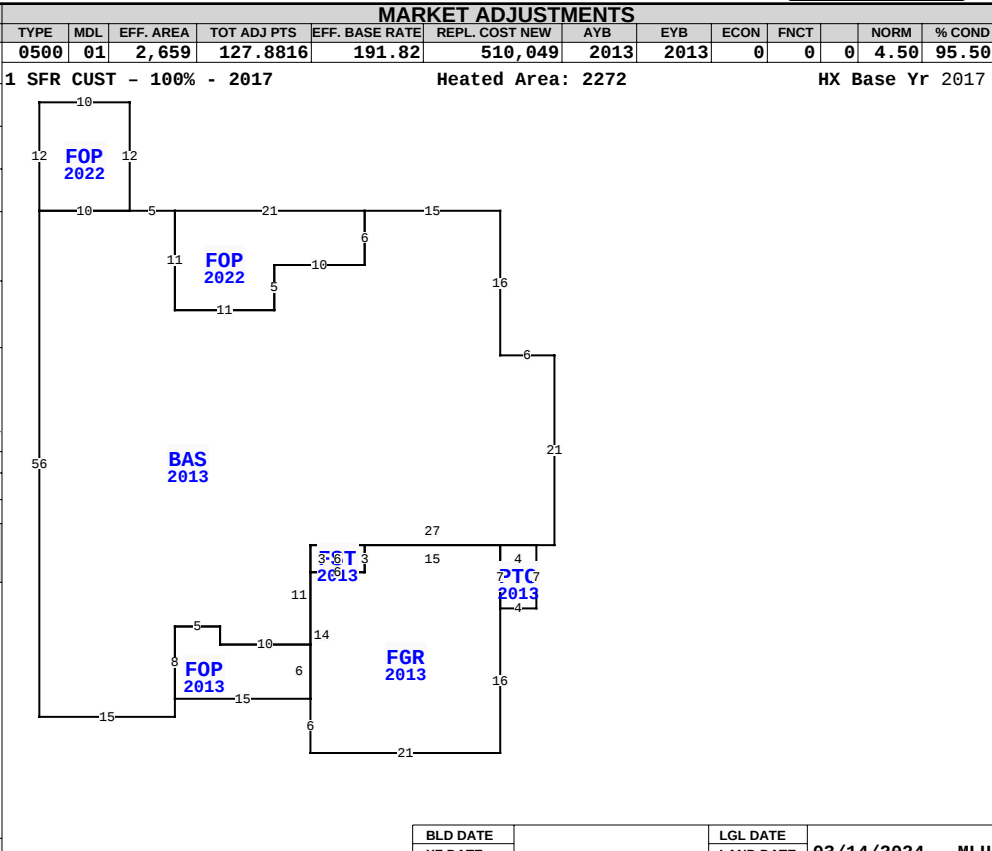
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	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	2,272	100	2,272	416,203
FGR	465	55	256	46,896
FOP	100	30	30	5,496
FOP	120	30	36	6,595
FOP	181	30	54	9,892
FST	18	55	10	1,832
PTO	28	5	1	183
TOTALS	3,184		2,659	487,097

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0861	POOL GUNIT	0	100	0	0	522.00	SF	59.50	59.50	100	2021
2	0855	CONC PAVER	0	100	0	0	86.00	SF	7.00	7.00	100	2013
3	0855	CONC PAVER	0	100	0	0	768.00	SF	10.00	10.00	100	2013
4	0857	SANDSTONE/	0	100	0	0	555.00	SF	16.00	16.00	100	2021
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2021

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



TOTAL OB/XF												
50,821												

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50,821												

NASSAU COUNTY PROPERTY												
PAGE 1 of 1 2												
VALUATION SUMMARY												
STANDARD												
VALUATION BY												
Tax Group: 2												
Tax Dist:												
BUILDING MARKET VALUE												
487,097												
TOTAL MARKET OB/XF VALUE												
50,821												
TOTAL LAND VALUE - MARKET												
175,000												
TOTAL MARKET VALUE												
712,918												
SOH/AGL Deduction												
324,844												
ASSESSED VALUE												
388,074												
TOTAL EXEMPTION VALUE												
HX HB												
50,000												
BASE TAXABLE VALUE												
338,074												
TOTAL JUST VALUE												
712,918												
NCON VALUE												
0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												
642,204												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211018	SWIM POOL	0	03/26/2021
20130573	NEW CONSTR	3,000	03/21/2013
20130583	NEW CONSTR	8,400	03/21/2013
20130440	NEW CONSTR	237,177	03/05/2013
20130441	REMODEL	6,800	03/05/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2041/1577	4/22/2016	WD	Q	I	01	390,000	
GRANTOR: HEYMANN RONALD S JR &							
GRANTEE: MATTOX JOSHUA D & N							
1876/0591	8/28/2013	WD	Q	I	02	354,900	
GRANTOR: KOSTICH DEVELOPMENT I							
GRANTEE: HEYMANN RONALD M JR							

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2013] W15 FOP=[YR=2022] W21 S11 E11 N5 E10 N6\$ S6												
W10 S5 W11 N11 W5 FOP=[YR=2022] N12 W10 S12 E10 \$ W10 S56 E15												
N2 FOP=[YR=2013] E15 FGR=[YR=2013] S6 E21 N16 PTO=[YR=2013]												
E4 N7 W4 S7\$ N7 W15 FST=[YR=2013] W6 S3 E6 N3\$ S3 W6 S14\$ N6												
W10 N2 W5 S8\$ N8 E5 S2E10 N11 E27 N21 W6 N16\$.												