LOT 18
SCHOONER LANDING PB 6/246

BOTTORFF PHYLLIS D
2513 SAFE HARBOR LANE
FERNANDINA BEACH, FL 32034-8953

2024

00-00-31-167C-0018-0000

BUILDING CHARACTERISTICS

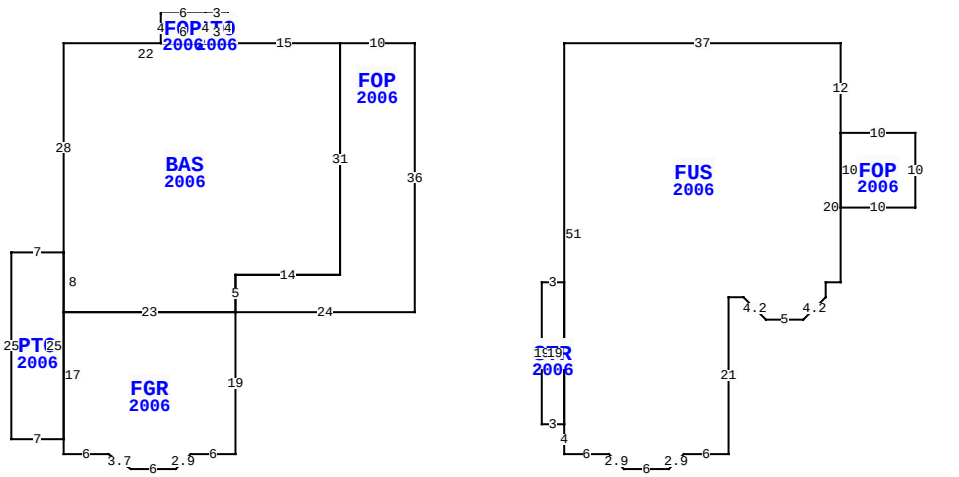
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	1,262	100	1,262	199,513
FGR	454	55	250	39,523
FOP	24	30	7	1,107
FOP	100	30	30	4,743
FOP	430	30	129	20,394
FUS	1,756	100	1,756	277,611
PTO	12	5	1	158
PTO	175	5	9	1,423
STR	57	10	6	949
TOTALS	4,270		3,450	545,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,450	114.5584	171.84	592,848	2006	2006	0	0	0	8.00	92.00

1 SFR CUST – 100% - 2007 Heated Area: 3018 HX Base Yr 2007



BLD DATE	05/02/2007	0	LGL DATE	
XF DATE			LAND DATE	03/14/2024 MLU
INC DATE			AG DATE	

2513 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		545,420
TOTAL MARKET OB/XF VALUE		25,422
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		745,842
SOH/AGL Deduction		376,167
ASSESSED VALUE		369,675
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		319,675
TOTAL JUST VALUE		745,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		672,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20071593	XFOB	1,500	08/27/2007
20071293	ELEC OTHER	700	07/12/2007
20071277	SWIM POOL	29,850	07/11/2007
20071278	FOUNDATION	1,000	07/11/2007
20061784	XFOB	1,850	07/26/2006
20061012	OTHER	1,200	05/12/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2308/0698	9/27/2019	QC	U	I	11	100
GRANTOR: BOTTORFF ANDREW J						
GRANTEE: BOTTORFF PHYLLIS D						
1125/0429	3/28/2003	WD	Q	V		56,000
GRANTOR: SANDCASTLE INNOVATION						
GRANTEE: BOTTORFF ANDREW J &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W10 BAS=[YR=2006] W15 PTO=[YR=2006] N4 W3
FOP=[YR=2006] W6 S4 E6 N4$ S4 E3$ W22 S28 PTO=[YR=2006] W7
S25 E7 FGR=[YR=2006] S2 E6 D2 R3 E6 U2 R2 E6 N19 W23 S17$
N25 $ S8 E23 N5 E14 N31$ S31 W14 S5 E24 N36$ PTR=E20
FUS=[YR=2006] E37 S12 FOP=[YR=2006] E10 S10 W10 N10$ S20 W2
S2 D3 L3 W5 U3 L3 W2 S21 W6 D2 L2 W6 U2 L2 W6 N4
STR=[YR=2006] W3 N19 E3 S19$ N51$ W20$.

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	2006	2006	3	90	1,800	
2	0811	CONCRETE B	0	100	0	0	832.00	SF	5.20	5.20	100	2006	2006	3	87	3,764	
3	0861	POOL GUNIT	0	100	0	0	394.00	SF	85.00	85.00	100	2007	2007	3	48	16,075	
4	0845	KOOL DECK	0	100	0	0	593.00	SF	7.25	7.25	100	2007	2007	3	88	3,783	

LAND DESCRIPTION

TOTAL OB/XF 25,422

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