LOT 19 & E 28.2 FT LOT 20
IN OR 2247/1320
SCHOONER LANDING PBK 6/246

NEE JOHN & DEANN MARIE
2522 SAFE HARBOR LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-167C-0019-0000

BUILDING CHARACTERISTICS

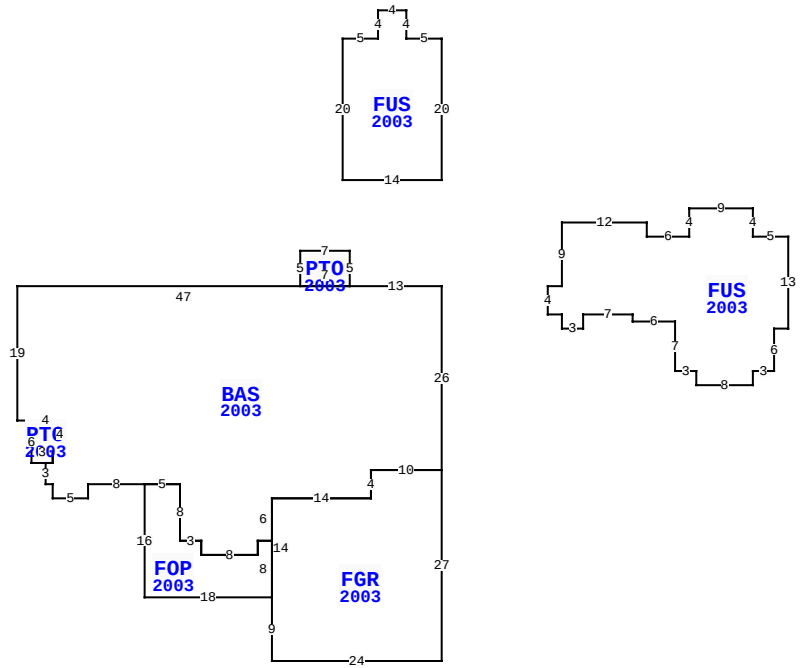
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	1,772	309,058
FGR	592	55	326	56,858
FOP	168	30	50	8,721
FUS	296	100	296	51,626
FUS	564	100	564	98,368
PTO	22	5	1	175
PTO	35	5	2	348
TOTALS	3,449		3,011	525,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,011	128.4800	192.72	580,280	2003	2003	0	0	0	9.50	90.50

1 SFR CUST – 100% - 2020 Heated Area: 2632 HX Base Yr 2020



2522 SAFE HARBOR LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		525,153
TOTAL MARKET OB/XF VALUE		26,981
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		727,134
SOH/AGL Deduction		360,605
ASSESSED VALUE		366,529
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		311,529
TOTAL JUST VALUE		727,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		655,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041920	REMODEL	6,000	10/20/2004
B0040631	SWIM POOL	15,000	03/31/2004
B021722	NEW CONSTR	178,000	10/04/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2247/1320	1/07/2019	WD	Q	I	01	450,000
GRANTOR: DERINGER CHARLES L &						
GRANTEE: NEE JOHN & DEANN MA						
0991/1257	6/13/2001	WD	Q	V		63,500
GRANTOR: SANDCASTLE INNOVATION						
GRANTEE: DERINGER CHARLES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W13 PTO=[YR=2003] N5 W7 S5 E7 $ W47 S19 E2 PTO=[YR=2003] S6 E3 N2 E1 N4 W4 $ E4 S4 W1 S2 W1 S3 E1 S2 E5 N2 E8 FOP=[YR=2003] S16 E18 FGR=[YR=2003] S9 E24 N27 W10 S4 W14S14 $ N8 W2 S2 W8 N2 W3 N8 W5 $ E5 S8 E3 S2 E8 N2 E2 N6 E14 N4 E10 N26 $ PTR= E15 FUS=[YR=2003] E2 N9 E12 S2 E6 N4 E9 S4 E5 S13 W2 S6 W3 S2 W8 N2 W3 N7 W6N1 W7 S2 W3 N2 W2 N4 $ W15 $ PTR= N15 FUS=[YR=2003] N20 W5 N4 W4S4 W5 S20 E14 $ S15 $.

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	0811	CONCRETE B	0	100	0	0	925.00	SF	5.20	5.20	100	2003	2003	3	83	3,992	
2	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	2003	2003	3	83	453	
3	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	2003	2003	3	83	173	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
5	0861	POOL GUNIT	0	100	0	0	319.00	SF	85.00	85.00	100	2004	2004	3	36	9,761	
6	0845	KOOL DECK	0	100	0	0	672.00	SF	7.25	7.25	100	2004	2004	3	84	4,092	
7	0471	VINYL FNC	0	100	0	0	196.00	LF	32.00	32.00	100	2004	2004	3	64	4,014	
8	1242	WD DECK A	0	100	0	0	72.00	SF	10.00	10.00	100	2005	2005	3	24	173	
9	0755	FSP	0	100	15	11	165.00	SF	20.00	20.00	100	2005	2005	3	24	792	
10	0754	FOP	0	100	27	5	135.00	SF	15.00	15.00	100	2005	2005	3	24	486	

LAND DESCRIPTION

TOTAL OB/XF 26,981

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