LOT 24
SCHOONER LANDING PB 6/246

ESSER ELLEN M L/E ET AL/
2350 SAFE HARBOR LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-167C-0024-0000

BUILDING CHARACTERISTICS

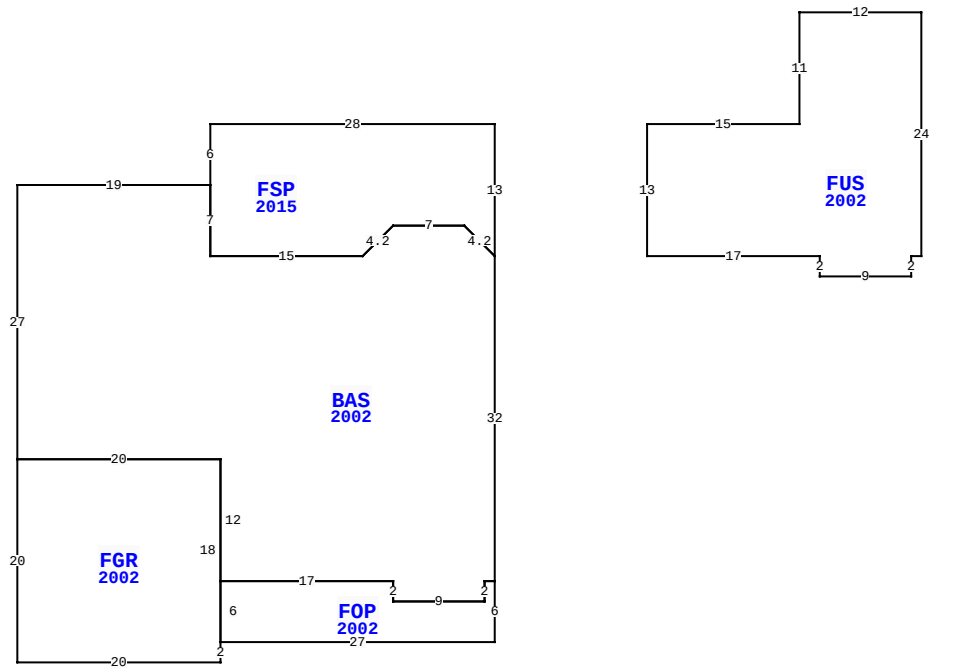
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,445	100	1,445	234,481
FGR	400	55	220	35,699
FOP	144	30	43	6,978
FSP	334	40	134	21,744
FUS	501	100	501	81,297
TOTALS	2,824		2,343	380,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,343	120.1970	180.30	422,443	2002	2002	0	0	0	10.00	90.00

1 SFR CUST – 100% - 2008 Heated Area: 1946 HX Base Yr 2008



2350 SAFE HARBOR LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
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		380,199
TOTAL MARKET OB/XF VALUE		13,182
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		568,381
SOH/AGL Deduction		326,161
ASSESSED VALUE		242,220
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		192,220
TOTAL JUST VALUE		568,381
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150139	SCRNPRCH	15,528	01/23/2015
20110450	H/AC	3,000	03/31/2011
B011672	NEW CONSTR	138,465	07/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2268/1957	4/12/2019	QC	U	I	11	100
GRANTOR: ESSER ELLEN M & RICHA						
GRANTEE: ESSER MICHAEL R						
1600/1252	12/11/2008	QC	U	I	01	100
GRANTOR: ESSER RICHARD						
GRANTEE: ESSER ELLEN M						

BUILDING NOTES

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	712.00	SF	5.20	5.20	100	2002	2002	3	82	3,036	
2	0810	CONCRETE A	0	100	0	0	42.00	SF	6.50	6.50	100	2002	2002	3	82	224	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
4	0855	CONC PAVER	0	100	0	0	216.00	SF	7.00	7.00	100	2009	2009	3	90	1,361	
5	0855	CONC PAVER	0	100	0	0	162.00	SF	7.00	7.00	100	2009	2009	3	90	1,021	
6	0855	CONC PAVER	0	100	0	0	719.00	SF	7.00	7.00	100	2009	2009	3	90	4,530	

BUILDING DIMENSIONS

FSP=[YR=2015] W28 S6 BAS=[YR=2002] W19 S27 FGR=[YR=2002] S20 E20 N2 FOP=[YR=2002] E27 N6 W1 S2 W9 N2 W17 S6$ N18 W20 $ E20 S12 E17 S2 E9 N2 E1 N32 U3 L3 W7 D3 L3 W15 N7$ S7 E15 U3 R3 E7 D3 R3 N13$ PTR= E15 FUS=[YR=2002] E15 N11 E12 S24 W1 S2 W9 N2 W17 N13$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 13,182

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 05/07/2020 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS