LOT 26
IN OR 2249/637
SCHOONER LANDING PB 6/246

BARRETT MITCHELL A & MELINDA J
2284 SAFE HARBOR LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-167C-0026-0000

BUILDING CHARACTERISTICS

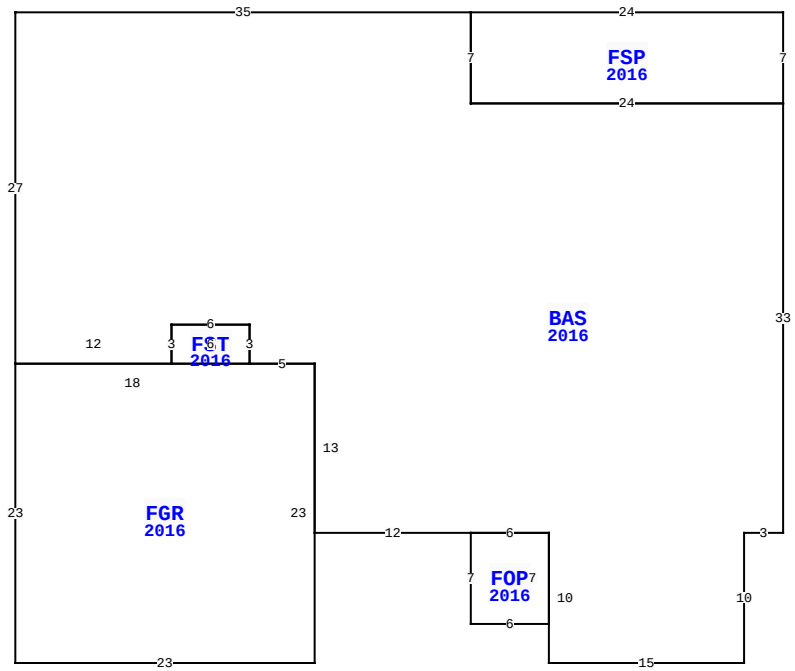
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	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	2,025	100	2,025	385,583
FGR	529	55	291	55,409
FOP	42	30	13	2,475
FSP	168	40	67	12,757
FST	18	55	10	1,904
TOTALS	2,782		2,406	458,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,406	130.8692	196.30	472,298	2016	2016	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2020 Heated Area: 2025 HX Base Yr 2020



2284 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		458,129
TOTAL MARKET OB/XF VALUE		11,837
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		644,966
SOH/AGL Deduction		266,961
ASSESSED VALUE		378,005
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		328,005
TOTAL JUST VALUE		644,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152592	CO ISSUED	0	04/22/2016
20152592	NEW CONSTR	255,140	10/19/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2249/0637	1/15/2019	WD	Q	I	01	431,000
GRANTOR: HANLON JAMES D JR & W						
GRANTEE: BARRETT MITCHELL A						
1988/1042	6/30/2015	WD	Q	V	01	67,000
GRANTOR: HAMILTON MARCI JEAN						
GRANTEE: KOSTICH DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W24 BAS=[YR=2016] W35 S27 FGR=[YR=2016] S23 E23 N23 W5 FST=[YR=2016] N3 W6 S3 E6$ W18$ E12 N3 E6 S3 E5 S13 E12 FOP=[YR=2016] S7 E6 N7 W6$ E6 S10 E15 N10 E3 N33 W24 N7$ S7 E24 N7$.

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	0855	CONC PAVER	0	100	0	0	520.00	SF	10.00	10.00	100	2016	2016	3	96	4,992	
2	0855	CONC PAVER	0	100	0	0	105.00	SF	10.00	10.00	100	2016	2016	3	96	1,008	
3	0855	CONC PAVER	0	100	0	0	80.00	SF	10.00	10.00	100	2016	2016	3	96	768	
4	0855	CONC PAVER	0	100	0	0	528.00	SF	10.00	10.00	100	2016	2016	3	96	5,069	

LAND DESCRIPTION

TOTAL OB/XF 11,837

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 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS