LOT 27
IN OR 1949/292
SCHOONER LANDING PB 6/246

COMINSKY STEPHEN & MARGARET
2246 SAFE HARBOR LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-167C-0027-0000

BUILDING CHARACTERISTICS

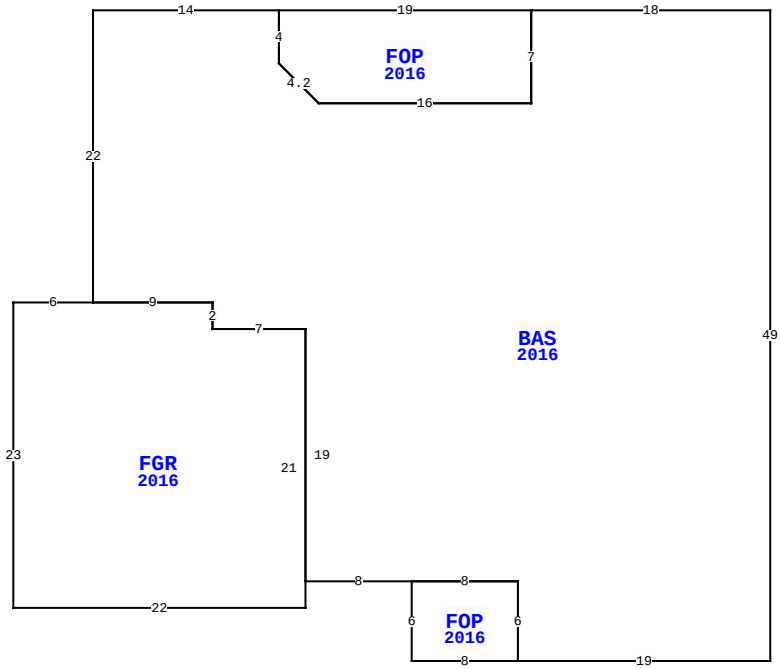
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,857	100	1,857	341,932
FGR	492	55	271	49,900
FOP	48	30	14	2,578
FOP	129	30	39	7,182
TOTALS	2,526		2,181	401,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,181	127.2040	190.81	416,157	2016	2016	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2019 Heated Area: 1857 HX Base Yr 2019



2246 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		401,592
TOTAL MARKET OB/XF VALUE		11,022
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		587,614
SOH/AGL Deduction		244,283
ASSESSED VALUE		343,331
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		293,331
TOTAL JUST VALUE		587,614
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150855	CO ISSUED	0	04/04/2016
20150855	NEW CONSTR	230,619	04/22/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1949/0292	11/26/2014	WD	Q	V	01	70,000
GRANTOR: HAMILTON MARCI						
GRANTEE: COMINSKY STEPHEN &						
1607/1758	1/24/2009	WD	U	V	30	50,000
GRANTOR: WRIGHT TYSON & JENNIF						
GRANTEE: HAMILTON MARCI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W18 FOP=[YR=2016] W19 S4 D3 R3 E16 N7$ S7 W16 U3 L3 N4 W14 S22 FGR=[YR=2016] W6 S23 E22 N21 W7 N2 W9$ E9 S2 E7 S19 E8 FOP=[YR=2016] S6 E8 N6 W8$ E8 S6 E19 N49$.

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	2016	2016	3	97	1,940	
2	0855	CONC PAVER	0	100	0	0	804.00	SF	10.00	10.00	100	2016	2016	3	96	7,718	
3	0855	CONC PAVER	0	100	0	0	90.00	SF	10.00	10.00	100	2016	2016	3	96	864	
4	0855	CONC PAVER	0	100	4	4	16.00	SF	10.00	10.00	100	2016	2016	3	96	154	
5	0855	CONC PAVER	0	100	6	6	36.00	SF	10.00	10.00	100	2016	2016	3	96	346	

LAND DESCRIPTION

TOTAL OB/XF 11,022

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