LOT 2
IN OR 1957/141
SCHOONER LANDING PB 6/246

**EVENSEN GLENN & DENISE**
2115 SAFE HARBOR LN
FERNADNINA BEACH, FL 32034

**2025**

**00-00-31-167C-0002-0000**

## BUILDING CHARACTERISTICS

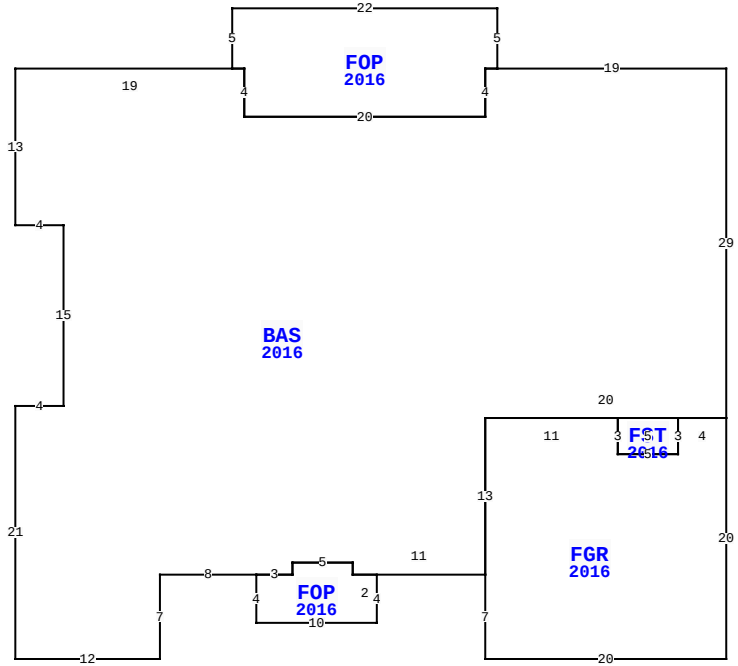
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,157 | 100 | 2016 | 2,157 | 413,357 |
| FGR | 385 | 55 | 2016 | 212 | 40,626 |
| FOP | 45 | 30 | 2016 | 14 | 2,683 |
| FOP | 190 | 30 | 2016 | 57 | 10,923 |
| FST | 15 | 55 | 2016 | 8 | 1,533 |
| TOTALS | 2,792 | | | 2,448 | 469,123 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 2,448 | 126.3416 | 199.62 | 488,670 | 2016 | 2016 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SFR CUST – 100% - 2019 Heated Area: 2157 HX Base Yr 2019




2115 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 | | 469,123 |
| TOTAL MARKET OB/XF VALUE | | 11,229 |
| TOTAL LAND VALUE - MARKET | | 192,500 |
| TOTAL MARKET VALUE | | 672,852 |
| SOH/AGL Deduction | | 292,935 |
| ASSESSED VALUE | | 379,917 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 329,195 |
| TOTAL JUST VALUE | | 672,852 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 651,532 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20152919 | CO ISSUED | 0 | 05/18/2016 |
| 20152919 | NEW CONSTR | 266,905 | 12/16/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1957/0141 | 1/09/2015 | WD | Q | V | 01 | 90,000 |
| GRANTOR: MATERNIAK JOHN S & DI | | | | | | |
| GRANTEE: EVENSEN GLENN & DEN | | | | | | |
| 1225/1096 | 4/27/2004 | WD | Q | V | | 63,000 |
| GRANTOR: ROSS WILLIAM F JR | | | | | | |
| GRANTEE: MATERNIAK JOHN S & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W19 FOP=[YR=2016] N5 W22 S5 E1 S4 E20 N4 E1$ W1 S4 W20 N4 W19 S13 E4 S15 W4 S21 E12 N7 E8 FOP=[YR=2016] S4 E10 N4 W2 N1 W5 S1 W3$ E3 N1 E5 S1 E11 FGR=[YR=2016] S7 E20 N20 W4 FST=[YR=2016] W5 S3 E5 N3$ S3 W5 N3 W11 S13$ N13 E20 N29$.

## EXTRA FEATURES

| L N | 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 897.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 95 | 5,539 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 60.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 95 | 371 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 168.00 | LF | 32.00 | 32.00 | 100 | 2016 | 2016 | 3 | 89 | 4,785 | |
| 4 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2016 | 2016 | 3 | 89 | 534 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,229

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | RES | 100 | | R-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.10 | 175,000.00 | 192,500.00 | 192,500 | | | | | | | |

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 192,500 Market: 0 Agricultural: 0 Common: 192,500 PRINTED 07/30/2025 BY SYS