

LOT 7
IN OR 2240/1327
SCHOONER LANDING PB 6/246

GOOCH GARRETT R & HEATHER L
2189 SAFE HARBOR LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-167C-0007-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 60			
Interior Floor	14	CARPET 40			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,075	100	2018	2,075	392,830
FGR	420	55	2018	231	43,732
FOP	139	30	2018	42	7,951
FOP	170	30	2018	51	9,655
TOTALS	2,804			2,399	454,169

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,399	122.8920	194.17	465,814	2018	2018	0	0	2.50	97.50
1 SFR CUST - 100% - 2020						Heated Area: 2075			HX Base Yr 2020		
											