LOT 8
IN OR 1823/436
SCHOONER LANDING PB 6/246

KINN LARRY K & JOAN A
2201 SAFE HARBOR LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-167C-0008-0000

BUILDING CHARACTERISTICS

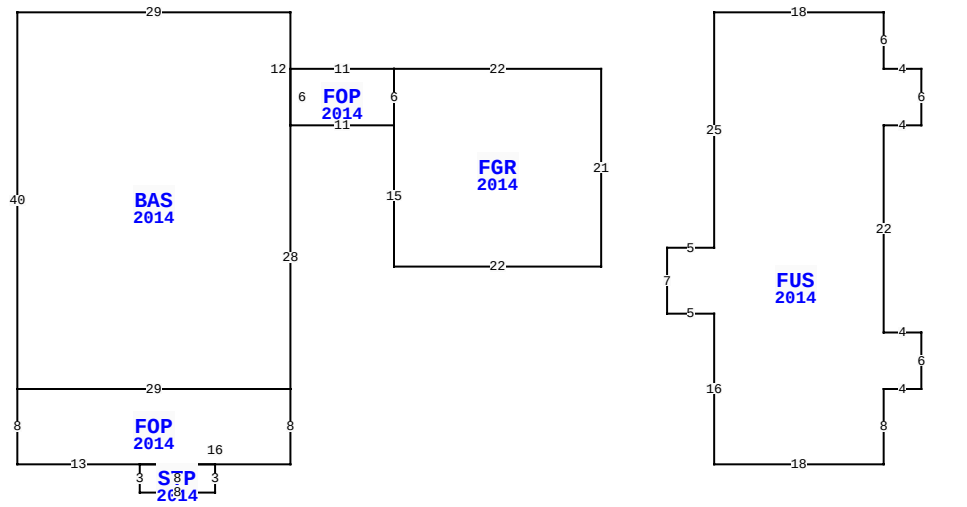
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100	2014	1,160	217,738
FGR	462	55	2014	254	47,677
FOP	66	30	2014	20	3,754
FOP	232	30	2014	70	13,140
FUS	947	100	2014	947	177,757
STP	24	10	2014	2	375
TOTALS	2,891			2,453	460,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,453	124.3968	196.55	482,137	2014	2014	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2015 Heated Area: 2107 HX Base Yr 2015



2201 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		460,441
TOTAL MARKET OB/XF VALUE		9,591
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		645,032
SOH/AGL Deduction		360,517
ASSESSED VALUE		284,515
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		233,793
TOTAL JUST VALUE		645,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		624,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20140029	MODULAR	150,000	01/07/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1823/0436	11/05/2012	WD	Q	V	02	45,000
GRANTOR: TUCKER ROZELLE						
GRANTEE: KINN LARRY K & JOAN						
1823/0434	11/05/2012	WD	U	I	30	100
GRANTOR: TUCKER ROZELLE & ANDR						
GRANTEE: TUCKER ROZELLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W29 S40 FOP=[YR=2014] S8 E13 STP=[YR=2014] S3 E8 N3 W8$ E16 N8 W29$ E29 N28 FOP=[YR=2014] E11 FGR=[YR=2014] S15 E22 N21 W22 S6$ N6 W11 S6$ N12$ PTR=E45 FUS=[YR=2014] E18 S6 E4 S6 W4 S22 E4 S6 W4 S8 W18 N16 W5 N7 E5 N25$ W45$.

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	2014	2014	3	96	1,920	
2	0855	CONC PAVER	0	100	0	0	974.00	SF	7.00	7.00	100	2014	2014	3	94	6,409	
3	0855	CONC PAVER	0	100	0	0	110.00	SF	7.00	7.00	100	2014	2014	3	94	724	
4	0810	CONCRETE A	0	100	22	4	88.00	SF	6.50	6.50	100	2014	2014	3	94	538	

LAND DESCRIPTION

TOTAL OB/XF 9,591

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	RES	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 05/09/2019 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS