LOT 9
SCHOONER LANDING PB 6/246

HARTLEY FAMILY TRUST/HARTLEY CHRISTOPHER TRUSTEE
2215 SAFE HARBOR LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-167C-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

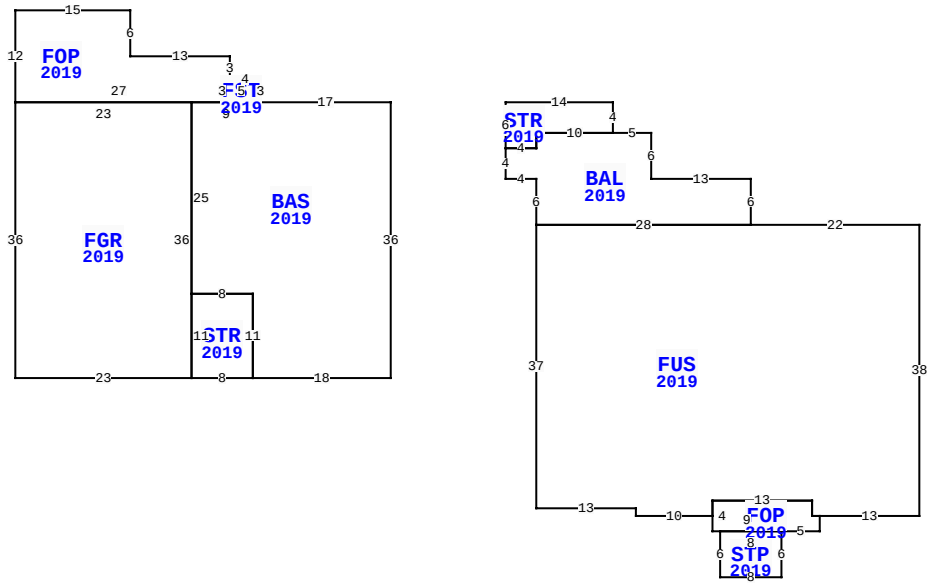
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	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
BAL	274	15	2019	41	7,581
BAS	848	100	2019	848	156,801
FGR	828	55	2019	455	84,132
FOP	54	30	2019	16	2,959
FOP	255	30	2019	76	14,053
FST	15	55	2019	8	1,479
FUS	1,861	100	2019	1,861	344,110
STP	48	10	2019	5	924
STR	64	10	2019	6	1,109
STR	88	10	2019	9	1,664
TOTALS	4,335			3,325	614,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,325	119.4160	188.68	627,361	2019	2019	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2020 Heated Area: 2709 HX Base Yr 2020



2215 SAFE HARBOR LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		614,814
TOTAL MARKET OB/XF VALUE		47,849
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		837,663
SOH/AGL Deduction		383,412
ASSESSED VALUE		454,251
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		403,529
TOTAL JUST VALUE		837,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		810,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190031	SWIM POOL	0	01/14/2019
20181976	CO ISSUED	0	01/14/2019
20181976	NEW CONSTR	372,542	06/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2635/793	4/26/2023	WD	U	I	11	100
GRANTOR: HARTLEY CHRISTOPHER C						
GRANTEE: HARTLEY FAMILY TRUS						
2132/1357	7/11/2017	WD	U	V	37	80,000
GRANTOR: KNIGHT KENNETH W & WA						
GRANTEE: HARTLEY CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 FST=[YR=2019] N3 W4 FOP=[YR=2019] N3 W13 N6 W15 S12 FGR=[YR=2019] S36 E23 STR=[YR=2019] E8 N11 W8 S11$ N36 W23$ E27 N3 E1$ W1 S3 E5$ W9 S25 E8 S11 E18 N36$ PTR=E15STR=[YR=2019] E14 S4 BAL=[YR=2019] E5 S6 E13 S6 FUS=[YR=2019] E22 S38 W13 FOP=[YR=2019] S2 W5 STP=[YR=2019] S6 W8 N6 E8$ W9 N4 E13 S2 E1$ W1 N2 W13 S2 W10 N1 W13 N37 E28$ W28 N6 W4 N4 E4N2 E10$ W10 S2 W4 N6$ W15$.

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	0811	CONCRETE B	0	100	0	0	851.00	SF	5.20	5.20	100	2019	2019	3	97	4,292	
2	0810	CONCRETE A	0	100	0	0	143.00	SF	6.50	6.50	100	2019	2019	3	97	902	
3	0855	CONC PAVER	0	100	0	0	360.00	SF	10.00	10.00	100	2019	2019	3	97	3,492	
4	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00	85.00	100	2019	2019	3	87	28,841	
5	0855	CONC PAVER	0	100	0	0	392.00	SF	10.00	10.00	100	2019	2019	3	97	3,802	
6	0476	VF 6 SBPL	0	100	0	0	198.00	LF	32.00	32.00	100	2019	2019	3	94	5,956	
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 47,849

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	1.00	175,000.00	175,000.00	175,000							

REVIEW DATE 08/13/2019 BY DJ Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS