LOT 10
IN OR 1943/1264
SCHOONER LANDING PB 6/246

HULETT KRISTIN M & DANIEL J
2231 SAFE HARBOR LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-167C-0010-0000

BUILDING CHARACTERISTICS

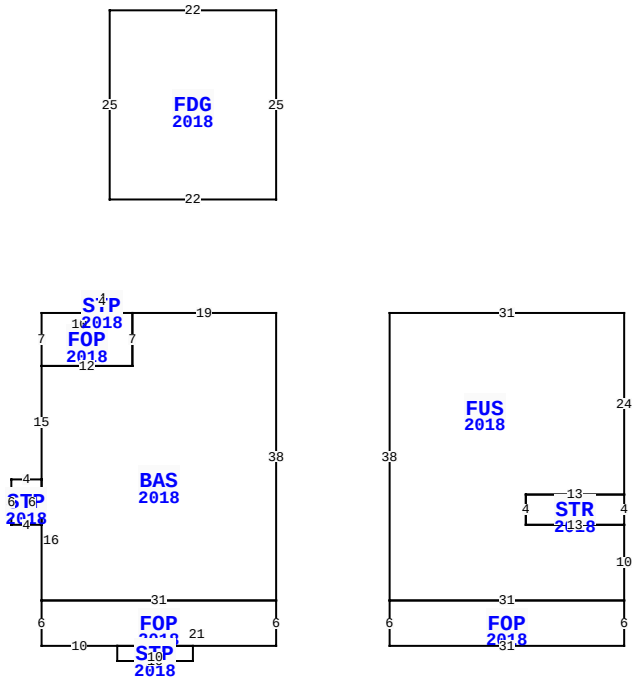
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,094	100	2018	1,094	198,440
FDG	550	60	2018	330	59,858
FOP	84	30	2018	25	4,535
FOP	186	30	2018	56	10,158
FOP	186	30	2018	56	10,158
FUS	1,126	100	2018	1,126	204,244
STP	8	10	2018	1	181
STP	20	10	2018	2	363
STP	24	10	2018	2	363
STR	52	10	2018	5	907
TOTALS	3,330			2,697	489,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,697	117.7440	186.04	501,750	2018	2018	0	0	0	2.50	97.50

1 SFR CUST - 100% - 2019 Heated Area: 2220 HX Base Yr 2019



2231 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		489,206
TOTAL MARKET OB/XF VALUE		49,761
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		713,967
SOH/AGL Deduction		314,787
ASSESSED VALUE		399,180
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		348,458
TOTAL JUST VALUE		713,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		692,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200022	SWIM POOL	0	02/18/2020
20171286	CO ISSUED	0	02/16/2018
20171286	NEW CONSTR	262,023	04/28/2017
20171288	FGR	24,800	04/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1943/1264	10/15/2014	WD	Q	V	01	70,000
GRANTOR: KNEISEL KENNETH L & C						
GRANTEE: HULETT KRISTIN MCGH						
1823/0430	11/06/2012	WD	Q	V	02	56,500
GRANTOR: BURLING JOHN MICHAEL						
GRANTEE: KNEISEL KENNETH L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W19 FOP=[YR=2018] W2 STP=[YR=2018] N2 W4 S2 E4$ W10 S7 E12 N7$ S7 W12 S15 STP=[YR=2018] W4 S6 E4 N6$ S16 FOP=[YR=2018] S6 E10 STP=[YR=2018] S2 E10 N2 W10$ E21 N6 W31$ E31 N38$ PTR=E15 FUS=[YR=2018] E31 S24 STR=[YR=2018] S4 W13 N4 E13$ W13 S4 E13 S10 FOP=[YR=2018] S6 W31 N6 E31$ W31 N38$ W15$ PTR=N15 FDG=[YR=2018] N25 W22 S25 E22$ S15$.

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	2018	2018	3	98	1,960	
2	0811	CONCRETE B	0	100	0	0	951.00	SF	5.20	5.20	100	2018	2018	3	97	4,797	
3	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	2018	2018	3	97	757	
4	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2018	2018	3	97	57	
5	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00	85.00	100	2020	2020	3	90	29,835	
6	0857	SANDSTONE/	0	100	0	0	780.00	SF	16.00	16.00	100	2020	2020	3	99	12,355	

LAND DESCRIPTION

TOTAL OB/XF 49,761

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 04/28/2021 BY RK Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS