LOT 13
IN OR 2136/986
SCHOONER LANDING PB 6/246

HARPER ROBERT & JENNIFER (H&W)
2329 SAFE HARBOR LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-167C-0013-0000

BUILDING CHARACTERISTICS

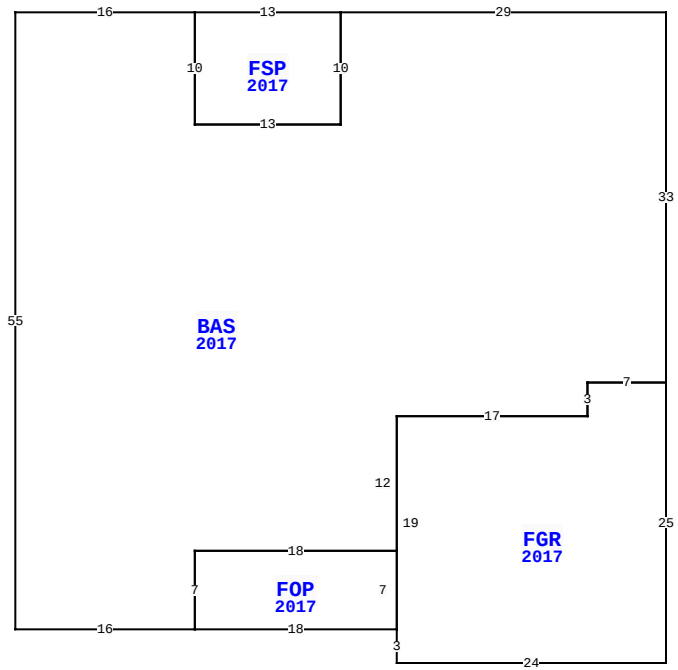
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	03	MASONRY 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	2,457	100	2017	2,457	454,848
FGR	549	55	2017	302	55,907
FOP	126	30	2017	38	7,035
FSP	130	40	2017	52	9,626
TOTALS	3,262			2,849	527,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,849	121.2288	191.54	545,697	2017	2017	0	0	0	3.35	96.65

1 SFR CUST – 100% - 2018 Heated Area: 2457 HX Base Yr 2018



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

2329 SAFE HARBOR LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		527,416
TOTAL MARKET OB/XF VALUE		5,625
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		708,041
SOH/AGL Deduction		325,023
ASSESSED VALUE		383,018
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		332,296
TOTAL JUST VALUE		708,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		683,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160863	CO ISSUED	0	06/21/2017
20160863	NEW CONSTR	306,588	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2136/0986	7/25/2017	WD	Q	I	01	406,500
GRANTOR: MAGNOLIA HOMES INC						
GRANTEE: HARPER ROBERT & JEN						
2004/1109	9/21/2015	WD	Q	V	01	80,400
GRANTOR: POTOCHNAK MICHAEL						
GRANTEE: MAGNOLIA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W29 FSP=[YR=2017] W13 S10 E13 N10$ S10 W13 N10 W16 S55 E16 FOP=[YR=2017] E18 FGR=[YR=2017] S3 E24 N25 W7 S3 W17 S19$ N7 W18 S7$ N7 E18 N12 E17 N3 E7 N33$.

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	0855	CONC PAVER	0	100	0	0	765.00	SF	7.00	7.00	100	2017	2017	3	96	5,141	
2	0855	CONC PAVER	0	100	0	0	72.00	SF	7.00	7.00	100	2017	2017	3	96	484	

LAND DESCRIPTION

TOTAL OB/XF 5,625

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS