LOT 14
IN OR 1969/460
SCHOONER LANDING PB 6/246

WILLIS WILLIE H JR
2367 SAFE HARBOR LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-167C-0014-0000

BUILDING CHARACTERISTICS

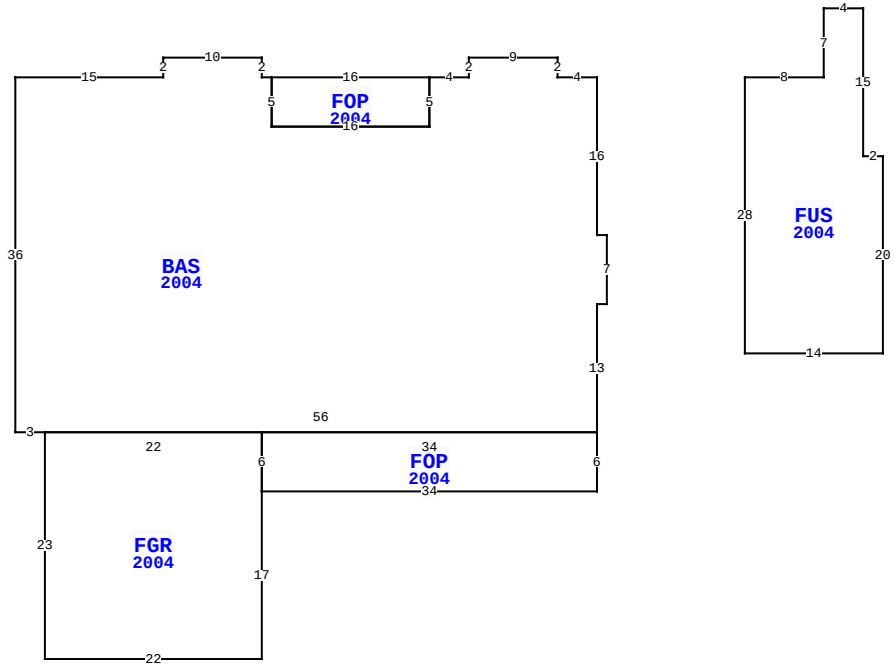
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,089	100	2004	2,089	345,610
FGR	506	55	2004	278	45,993
FOP	80	30	2004	24	3,970
FOP	204	30	2004	61	10,092
FUS	404	100	2004	404	66,839
TOTALS	3,283			2,856	472,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,856	115.7046	182.81	522,105	2004	2004	0	0	0	9.50	90.50

1 SFR CUST – 100% - 2025 Heated Area: 2493 HX Base Yr



2367 SAFE HARBOR LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		472,505
TOTAL MARKET OB/XF VALUE		7,090
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		654,595
SOH/AGL Deduction		0
ASSESSED VALUE		654,595
TOTAL EXEMPTION VALUE	13	654,595
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		654,595
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		633,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041843	GAS	1,000	10/12/2004
B0040570	NEW CONSTR	175,000	03/23/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1969/0460	3/20/2015	WD	Q	I	01	347,000
GRANTOR: FORRAND STEVEN M & DO						
GRANTEE: WILLIS WILLIE H JR						
1397/1739	3/22/2006	WD	Q	I		395,000
GRANTOR: VEGA RACHEL M						
GRANTEE: FORRAND STEVEN M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W4 N2 W9 S2 W4 FOP=[YR=2004] W16 S5 E16 N5$ S5 W16 N5 W1 N2 W10 S2 W15 S36 E3 FGR=[YR=2004] S23 E22 N17 FOP=[YR=2004] E34 N6 W34 S6$ N6 W22$ E56 N13 E1 N7 W1 N16$ PTR=E15 FUS=[YR=2004] E8 N7 E4 S15 E2 S20 W14 N28$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	786.00	SF	5.20	5.20	100	2004	2004	3	83	3,392	
3	0810	CONCRETE A	0	100	0	0	121.00	SF	6.50	6.50	100	2004	2004	3	83	653	

LAND DESCRIPTION

TOTAL OB/XF 7,090

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