LOT 16
IN OR 1846/1997
SCHOONER LANDING PB 6/246

YETTER SCOTT A & CARLA E
2457 SAFE HARBOR LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-167C-0016-0000

BUILDING CHARACTERISTICS

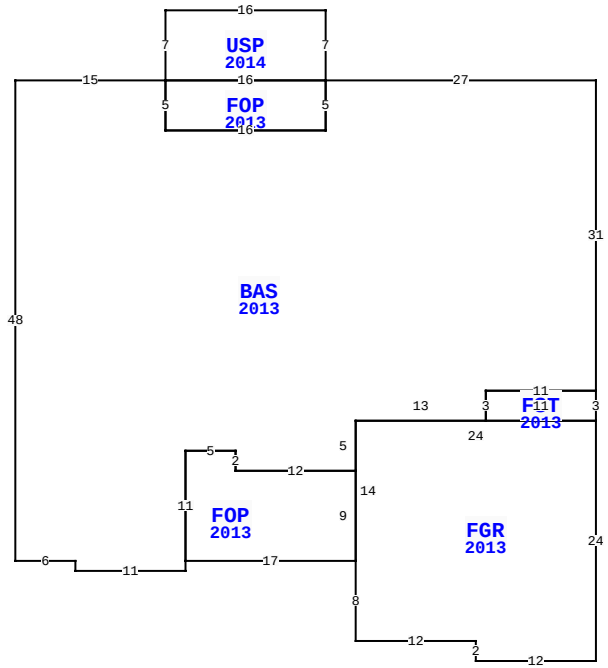
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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	2,183	100	2013	2,183	414,521
FGR	552	55	2013	304	57,726
FOP	80	30	2013	24	4,557
FOP	163	30	2013	49	9,304
FST	33	55	2013	18	3,418
USP	112	30	2014	34	6,456
TOTALS	3,123			2,612	495,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,612	126.5088	199.88	522,087	2013	2013	0	0	0	5.00	95.00

1 SFR CUST – 100% - 2015 Heated Area: 2183 HX Base Yr 2015



2457 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		495,983
TOTAL MARKET OB/XF VALUE		6,660
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		677,643
SOH/AGL Deduction		302,680
ASSESSED VALUE		374,963
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		324,241
TOTAL JUST VALUE		677,643
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		655,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20142453	SCRNRM	8,500	11/18/2014
20122534	H/AC	5,320	12/18/2012
20122305	NEW CONSTR	8,415	11/13/2012
20122290	NEW CONSTR	3,000	11/08/2012
20122221	NEW CONSTR	235,588	10/31/2012
20122223	TREES	2,400	10/31/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1846/1997	3/20/2013	WD	Q	I	02	330,000
GRANTOR: KOSTICH DEVELOPMENT I						
GRANTEE: YETTER SCOTT A & CA						
1820/1148	10/11/2012	WD	Q	V	02	50,000
GRANTOR: SCHWARTZ HAROLD						
GRANTEE: KOSTICH DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W27 USP=[YR=2014] N7 W16 S7 FOP=[YR=2013] S5 E16 N5 W16$ E16$ S5 W16 N5 W15 S48 E6 S1 E11 N1 FOP=[YR=2013] E17 FGR=[YR=2013] S8 E12 S2 E12 N24 FST=[YR=2013] N3 W11 S3 E11$ W24 S14$ N9 W12 N2 W5 S11$ N11 E5 S2 E12 N5 E13 N3 E11 N31$.

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	890.00	SF	7.00	7.00	100	2013	2013	3	93	5,794	
2	0855	CONC PAVER	0	100	0	0	108.00	SF	7.00	7.00	100	2013	2013	3	93	703	
3	0855	CONC PAVER	0	100	4	4	16.00	SF	7.00	7.00	100	2013	2013	3	93	104	
4	0855	CONC PAVER	0	100	3	3	9.00	SF	7.00	7.00	100	2014	2014	3	94	59	

LAND DESCRIPTION

TOTAL OB/XF 6,660

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 05/07/2020 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 07/30/2025 BY SYS