

LOT 17
IN OR 2041/1577
SCHOONER LANDING PB 6/246

MATTOX JOSHUA D & NICKI L
2481 SAFE HARBOR LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-167C-0017-0000



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 70			
Interior Floo	14	CARPET 30			
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	2,272	100	2013	2,272	436,105
FGR	465	55	2013	256	49,139
FOP	100	30	2013	30	5,759
FOP	120	30	2022	36	6,910
FOP	181	30	2022	54	10,365
FST	18	55	2013	10	1,920
PTO	28	5	2013	1	192
TOTALS	3,184			2,659	510,388

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,659	127.8816	202.05	537,251	2013	2013	0	0	0	5.00	95.00

1 SFR CUST - 100% - 2017

Heated Area: 2272

HX Base Yr 2017

Floor plan diagram showing various areas labeled with codes and years: FOP 2022, BAS 2013, FST 2013, FGR 2013, FOP 2013. Dimensions are provided for each section.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/14/2024

MLU