

LOT 9
HARBOR CONCOURSE PHASE 1
PB 8/116

BRESHEARS VANCE & JACLYN
81072 LEESIDE COURT
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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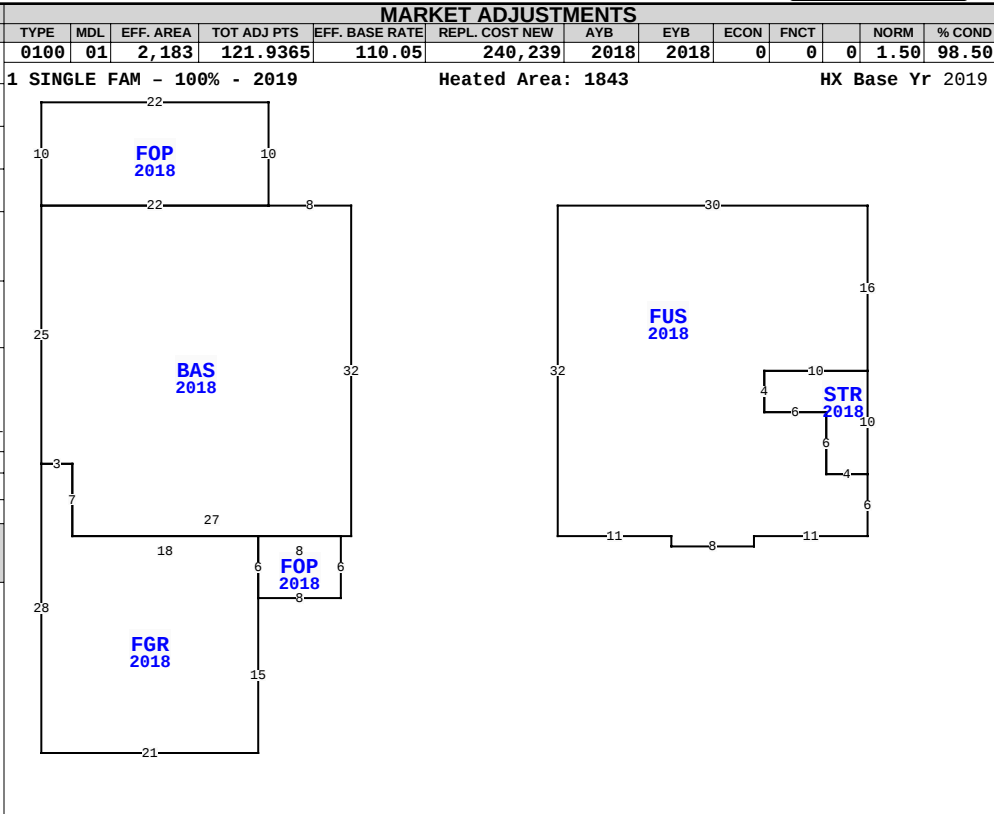
NEIGHBORHOOD/LOC	4145.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	939	100	939	101,787
FGR	462	55	254	27,534
FOP	48	30	14	1,518
FOP	220	30	66	7,154
FUS	904	100	904	97,993
STR	64	10	6	650

TOTALS	2,637		2,183	236,635
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	428.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	196	0	160.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	



BLD DATE	03/30/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
8,092											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
VALUATION BY											
STANDARD											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
236,635											
TOTAL MARKET OB/XF VALUE											
8,092											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
319,727											
SOH/AGL Deduction											
90,931											
ASSESSED VALUE											
228,796											
TOTAL EXEMPTION VALUE											
HX HB XM											
50,000											
BASE TAXABLE VALUE											
178,796											
TOTAL JUST VALUE											
319,727											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
283,611											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1707788	CO ISSUED	0	06/19/2018
B1707788	NEW CONSTR	236,996	08/29/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2642/505	5/19/2023	WD	Q	I	01	385,000
GRANTOR: ZUBLER DAVID						
GRANTEE: BRESHEARS VANCE & J						
2221/1084	8/29/2018	WD	Q	I	01	260,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ZUBLER DAVID						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W8 FOP=[YR=2018] N10 W22 S10 E22\$ W22 S25											
FGR=[YR=2018] S28 E21 N15 FOP=[YR=2018] E8 N6 W8 S6\$ N6 W18											
N7 W3\$ E3 S7 E27 N32\$ PTR= E20 FUS=[YR=2018] E30 S16											
STR=[YR=2018] S10 W4 N6 W6 N4 E10\$ W10 S4 E6 S6 E4 S6 W11 S1											
W8 N1 W11 N32\$ W20\$.											