

LOT 12
IN OR 2064/273
HARBOR CONCOURSE PHASE 1

MOODY LUKE & SHERRY
81085 LEESIDE CT
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0012-0000

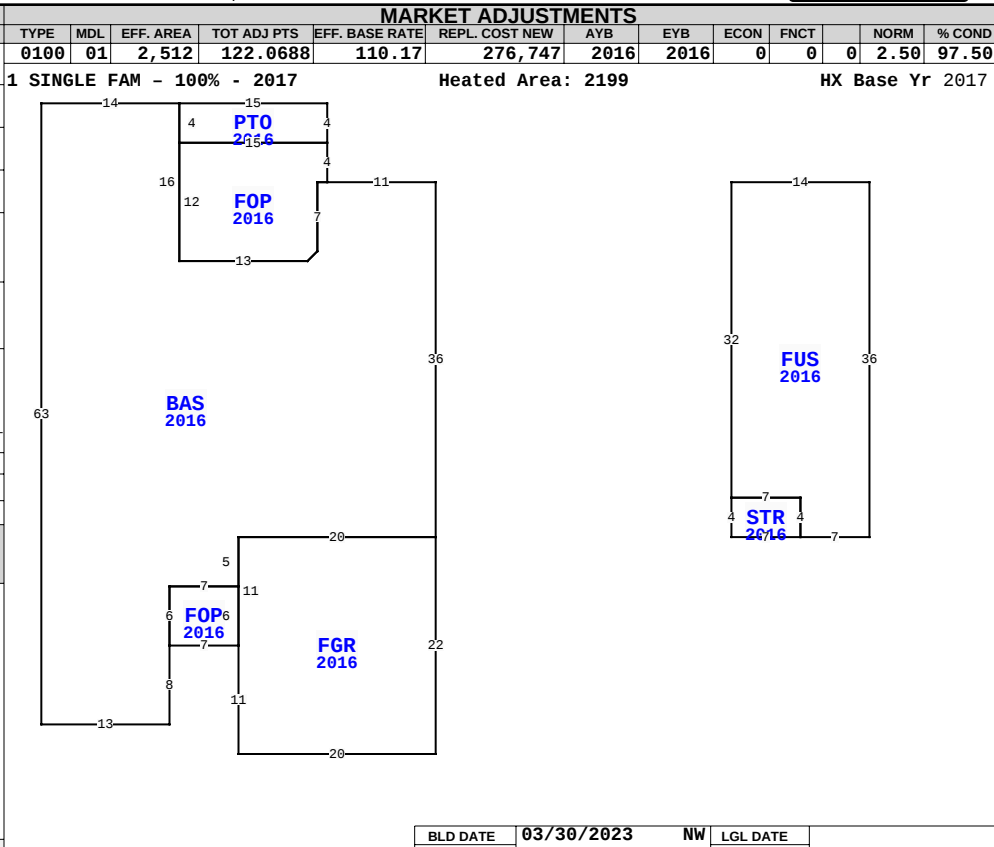


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4145.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,723	100	1,723	185,077
FGR	440	55	242	25,994
FOP	42	30	13	1,396
FOP	172	30	52	5,586
FUS	476	100	476	51,130
PTO	60	5	3	323
STR	28	10	3	323
TOTALS	2,941		2,512	269,828

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	448.00	SF	5.20	5.20	100	2016



TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	448.00	SF	5.20	5.20	100	2016

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		269,828	
TOTAL MARKET OB/XF VALUE		2,260	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		347,088	
SOH/AGL Deduction		112,744	
ASSESSED VALUE		234,344	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		184,344	
TOTAL JUST VALUE		347,088	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		310,685	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632063	NEW CONSTR	272,836	04/12/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2064/0273	8/05/2016	WD Q	I	01	
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: MOODY LUKE & SHERRY					
2038/0349	4/01/2016	WD Q	V	05	
GRANTOR: NASSAU CONCOURSE LLC					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W11 FOP=[YR=2016] N4 PTO=[YR=2016] N4 W15 S4 E15 \$ W15 S12 E13 U1 R1 N7 E1\$ W1 S7 D1 L1 W13 N16 W14 S63 E13 N8 FOP=[YR=2016] E7 FGR=[YR=2016] S11 E20 N22 W20 S11 \$ N6 W7 S6 \$ N6 E7 N5 E20 N36 \$ PTR= E30 FUS=[YR=2016] E14 S36 W7 STR=[YR=2016] W7 N4 E7 S4 \$ N4 W7 N32 \$ W30 \$.											