

LOT 16
IN OR 2068/656
HARBOR CONCOURSE PHASE 1

HARNAGE KEITH ALLEN & CHASTITY
97040 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		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	1,426	100	1,426	136,477
FGR	440	55	242	23,161
FOP	114	30	34	3,254
FSP	171	40	68	6,508
FUS	2,075	100	2,075	198,590
STR	36	10	4	383

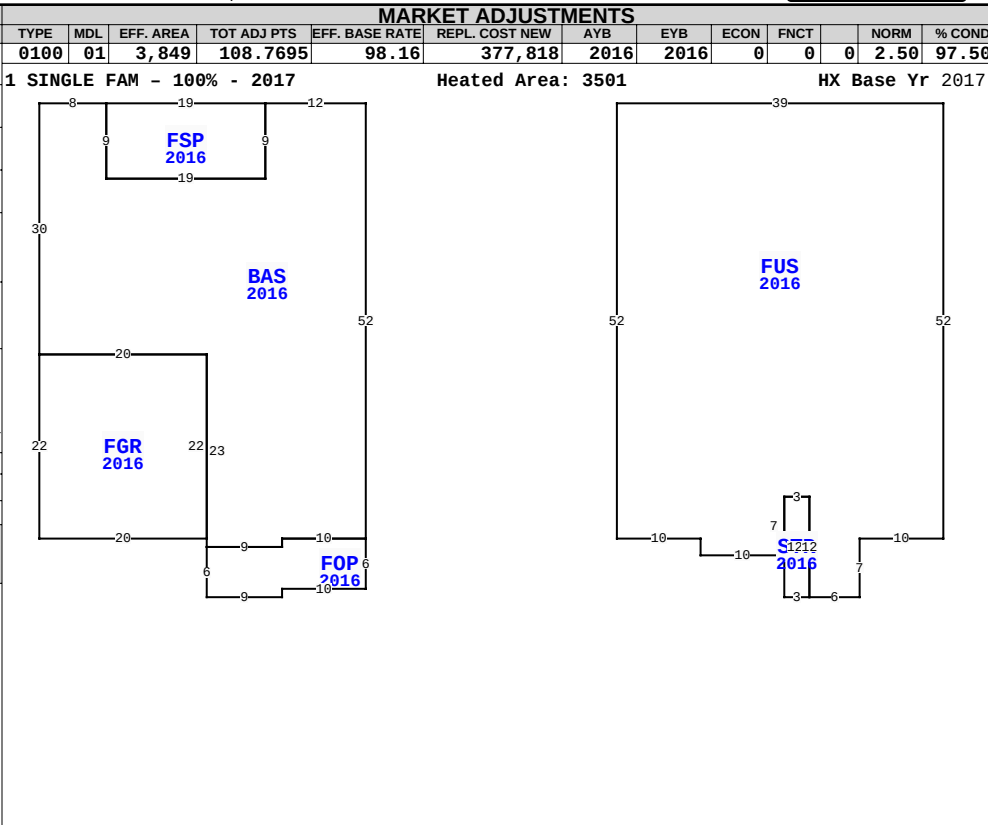
TOTALS	4,262		3,849	368,373
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EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0811	CONCRETE B	0 100	0	0	936.00	SF	5.20	5.20	100	2016	2016	3	97	4,721	
2	0476	VF 6 SBPL	0 100	0	0	168.00	LF	32.00	32.00	100	2017	2017	3	94	5,053	
3	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282	
4	0861	POOL GUNIT	0 100	0	0	216.00	SF	85.00	85.00	100	2017	2017	3	87	15,973	
5	0855	CONC PAVER	0 100	0	0	352.00	SF	10.00	10.00	100	2017	2017	3	97	3,414	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	11/14/2017	BY	DJ
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TOTAL OB/XF		
L N	USE CODE	CLS
1	000100	C

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1	000100	C

REVIEW DATE	11/14/2017	BY	DJ
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NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		368,373
TOTAL MARKET OB/XF VALUE		29,443
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		472,816
SOH/AGL Deduction		146,969
ASSESSED VALUE		325,847
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		270,847
TOTAL JUST VALUE		472,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702056	SWIM POOL	26,300	04/01/2017
B1631712	NEW CONSTR	477,585	01/01/2016

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2068/0656	8/24/2016	WD Q
GRANTOR: DREAM FINDERS HOMES L		
GRANTEE: HARNAGE KEITH ALLEN		
2038/0349	4/01/2016	WD Q
GRANTOR: NASSAU CONCOURSE LLC		
GRANTEE: DREAM FINDERS HOMES		

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2016]	W12 FSP=[YR=2016]	W19 S9 E19 N9 \$ S9 W19 N9
W8 S30 FGR=[YR=2016]	S22 E20 N22 W20 \$ E20 S23 FOP=[YR=2016]	S6 E9 N1 E10 N6 W10 S1 W9 \$ E9 N1 E10 N52 \$ PTR= E30
FUS=[YR=2016]	E39 S52 W10 S7 W6 STR=[YR=2016]	W3 N12 E3 S12
\$ N12 W3 S7 W10 N2 W10 N52 \$ W30 \$.		

TOTAL OB/XF		
L N	USE CODE	CLS
1	000100	C

REVIEW DATE	11/14/2017	BY	DJ
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