

LOT 17
IN OR 2152/1159
HARBOR CONCOURSE PHASE 2

TYMON JAMES A
97052 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0017-0000



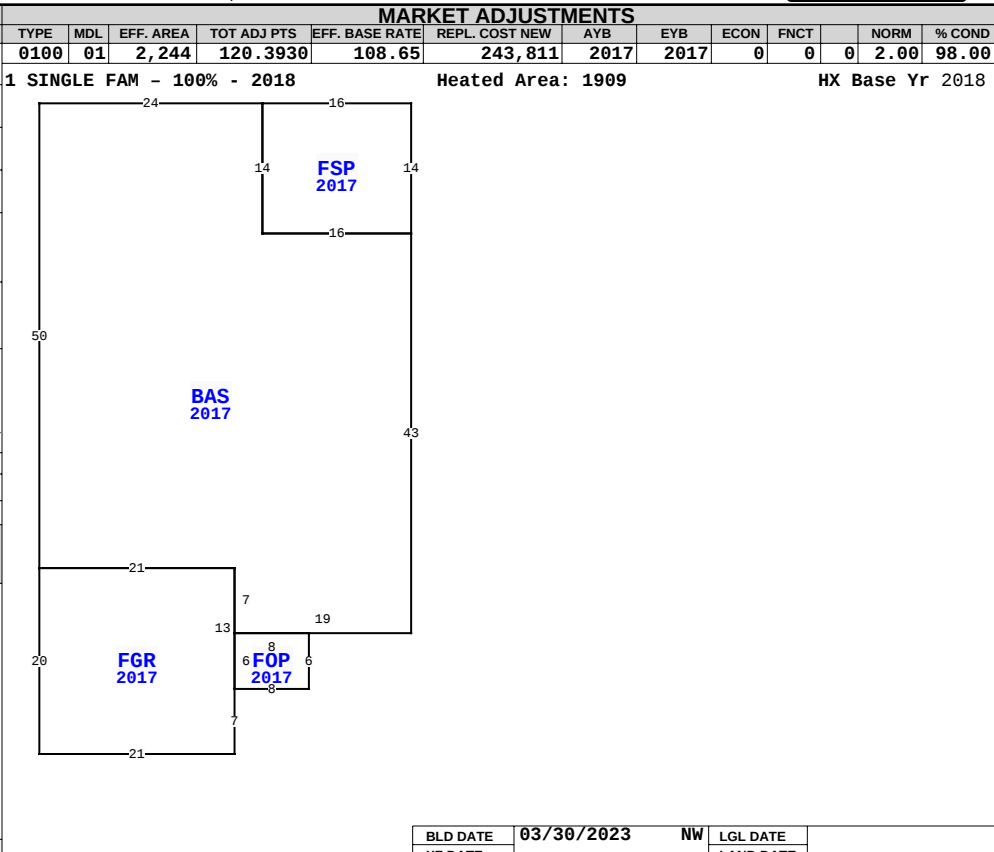
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,909	100	1,909	203,265
FGR	420	55	231	24,596
FOP	48	30	14	1,491
FSP	224	40	90	9,583
TOTALS	2,601		2,244	238,935

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	608.00	SF	5.20	5.20	100	2017	2017	3	97	3,067	
2	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	2017	2017	3	97	303	

LAND DESCRIPTION			TOTAL OB/XF 3,370														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000



97052 HARBOR CONCOURSE CIR, FERNANDINA BEACH	BLD DATE 03/30/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		238,935	
TOTAL MARKET OB/XF VALUE		3,370	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		317,305	
SOH/AGL Deduction		141,830	
ASSESSED VALUE		175,475	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		125,475	
TOTAL JUST VALUE		317,305	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		283,307	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702337	CO ISSUED	0	09/25/2017
B1702237	NEW CONSTR	242,859	03/20/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2152/1159	10/11/2017	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					SALE PRICE 254,300
GRANTEE: TYMON JAMES A					
2103/0397	2/23/2017	WD	Q	V	05
GRANTOR: NASSAU CONCOURSE LLC					220,000
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES																
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																
FSP=[YR=2017] W16 BAS=[YR=2017] W24 S50 FGR=[YR=2017] S20 E21 N7 FOP=[YR=2017] E8 N6 W8 S6\$ N13 W21\$ E21 S7 E19 N43 W16 N14\$ S14 E16 N14\$.																