

LOT 18
IN OR 2169/712
HARBOR CONCOURSE PHASE 2

RIGGS PAMELA J
97064 HARBOR CONCOURSE CICLE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0018-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4															
Exterior Wall	16	WD FR STUC 100	0100	01	2,014	127.5960	115.16	231,932	2017	2017	0	0	2.50	97.50	VALUATION SUMMARY															
Roof Structur	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2018													Heated Area: 1727														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2018														
Interior Wall	05	DRYWALL 100																												
Interior Floop	11	CLAY TILE 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	3	100																												
Bathrooms	2	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								
NEIGHBORHOOD/LOC			4145.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,727	100	1,727	193,909																										
FGR	440	55	242	27,172																										
FOP	42	30	13	1,460																										
FOP	108	30	32	3,593																										
TOTALS			2,317	2,014	226,134																									
EXTRA FEATURES			97064 HARBOR CONCOURSE CIR, FERNANDINA BEACH																											
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	633.00	SF	5.20	5.20	100	2017	2017	3	97	3,193															
2	0861	POOL GUNIT	0 100	20	12	240.00	SF	85.00	85.00	100	2018	2018	3	90	18,360															
3	0855	CONC PAVER	0 100	0	0	234.00	SF	10.00	10.00	100	2018	2018	3	98	2,293															
4	0911	SCRN RM A	0 100	26	21	546.00	SF	17.50	17.50	100	2018	2018	3	86	8,217															
TOTAL OB/XF																	32,063													
LAND DESCRIPTION			TOTAL OB/XF														32,063													
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV						
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													
REVIEW DATE 01/11/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																														