



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
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	4	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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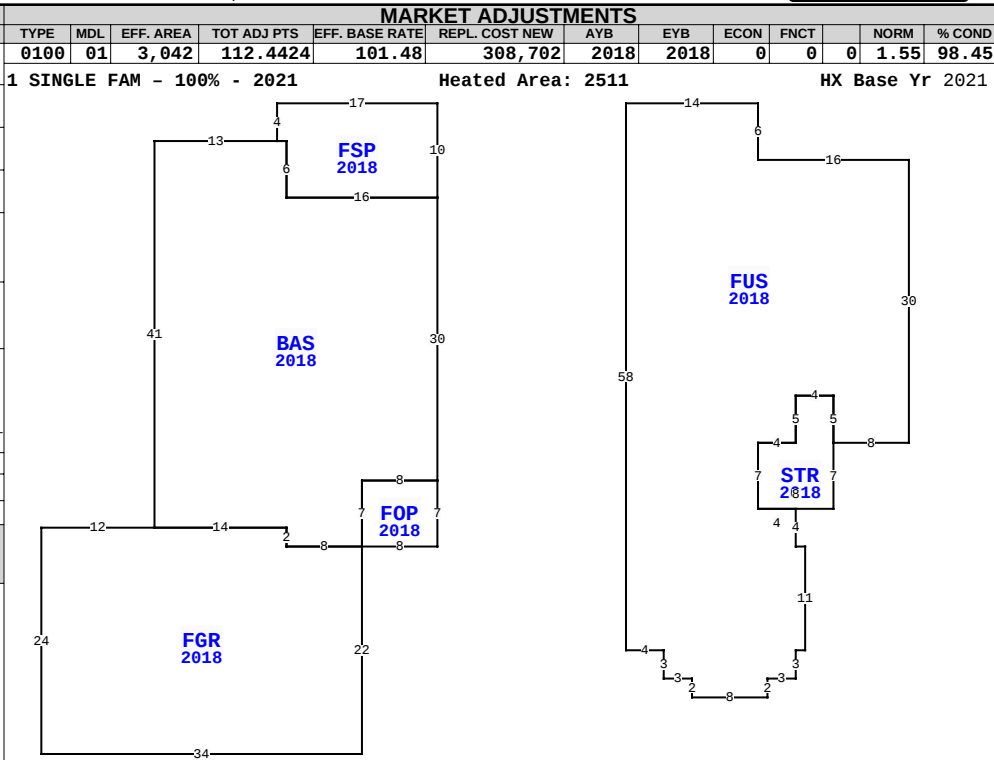
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,110	100	1,110	110,897
FGR	800	55	440	43,959
FOP	56	30	17	1,698
FSP	164	40	66	6,594
FUS	1,401	100	1,401	139,969
STR	76	10	8	799

TOTALS	3,607		3,042	303,917
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EXTRA FEATURES				
L N	OB/UF CODE	DESCRIPTION	BLD CAP	UT

L N	OB/UF CODE	DESCRIPTION	BLD CAP	UT
1	0812	CONCRETE C	0 100	0 0
2	0911	SCRN RM A	0 100	0 0
3	0861	POOL GUNIT	0 100	0 0
4	0855	CONC PAVER	0 100	0 0
5	0462	ST/AL FNC	0 100	60 0
6	0463	FENCE GATE	0 100	0 0
7	0476	VF 6 SBPL	0 100	0 0
8	0470	VNVL GATE	0 100	0 0

LAND DESCRIPTION				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP
1	000100	C	SFR	100



97076 HARBOR CONCOURSE CIR, FERNANDINA BEACH
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BLD DATE 03/30/2023 NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF MKT VALUE	NOTES
4.00	100	2018	2018	3	98	4,038	
17.50	100	2020	2020	3	93	14,273	
85.00	100	2020	2020	3	95	30,685	
10.00	100	2020	2020	3	99	4,920	
10.00	100	2019	2019	3	93	2,232	
300.00	100	2019	2019	3	96	288	
32.00	100	2019	2019	3	96	1,843	
300.00	100	2019	2019	3	96	576	

TOTAL OB/UF 58,855

TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		303,917
TOTAL MARKET OB/UF VALUE		58,855
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		437,772
SOH/AGL Deduction		102,419
ASSESSED VALUE		335,353
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		285,353
TOTAL JUST VALUE		437,772
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2007799	SCRN ENCLSR	10,000	10/01/2020
B205089	SWIM POOL	50,000	06/30/2020
C1705456	CO ISSUED	0	03/22/2018
B1705456	NEW CONSTR	329,069	06/20/2017

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U
2366/1099	6/08/2020	WD Q	I 01

GRANTOR: GAINES ZACHARY & SONJ

GRANTEE: DARNALL JASON & MIC

2185/0396	3/21/2018	WD Q	I 01
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GRANTOR: DREAM FINDERS HOMES L

GRANTEE: GAINES ZACHARY & SO

BUILDING NOTES			
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BUILDING DIMENSIONS			
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FSP=[YR=2018] W17 S4 BAS=[YR=2018] W13 S41 FGR=[YR=2018] W12 S24 E34 N22 FOP=[YR=2018] E8 N7 W8 S7\$W8 N2 W14\$ E14 S2 E8 N7 E8 N30 W16 N6 W1\$ E1 S6 E16 N10\$ PTR=E20 FUS=[YR=2018] E14 S6 E16 S30 W8 STR=[YR=2018] S7 W8 N7 E4 N5 E4 S5\$ N5 W4 S5 W4 S7 E4 S4 E1 S11 W1 S3 W3 S2 W8 N2 W3 N3 W4 N58\$ W20 \$.