LOT 34
HARBOR CONCOURSE PHASE 2
PB 8/162

DEMAR GLENN E & GINA
97158 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0034-0000

NASSAU COUNTY PROPERTY

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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

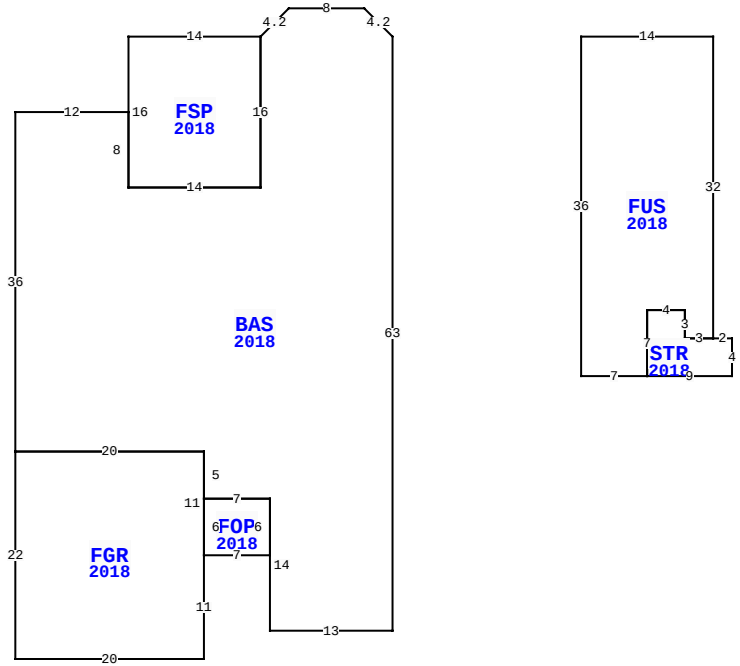
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,755	100	1,755	190,448
FGR	440	55	242	26,261
FOP	42	30	13	1,411
FSP	224	40	90	9,766
FUS	464	100	464	50,352
STR	48	10	5	543
TOTALS	2,973		2,569	278,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,569	122.0688	110.17	283,027	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2219 HX Base Yr 2023



97158 HARBOR CONCOURSE CIR, FERNANDINA BEACH

BLD DATE	03/30/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,782
TOTAL MARKET OB/XF VALUE		3,063
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		356,845
SOH/AGL Deduction		0
ASSESSED VALUE		356,845
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		306,845
TOTAL JUST VALUE		356,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017917	SWIM POOL	50,000	12/06/2022
B1709782	CO ISSUED	0	04/02/2018
B1709782	NEW CONSTR	284,808	11/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2566/0793	5/31/2022	WD	Q	I	01	475,000
GRANTOR: ZIMMERMAN EDWARD G						
GRANTEE: DEMAR GLENN E & GIN						
2380/1970	7/31/2020	WD	Q	I	01	309,700
GRANTOR: MICHELS ANGELA L & AR						
GRANTEE: ZIMMERMAN EDWARD G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W8 D3 L3 FSP=[YR=2018] W14 S16 E14 N16$ S16 W14 N8 W12 S36 FGR=[YR=2018] S22 E20 N11 FOP=[YR=2018] E7 N6 W7 S6$ N11 W20$ E20 S5 E7 S14 E13 N63$ PTR=E20 FUS=[YR=2018] E14 S32 STR=[YR=2018] E2 S4W9 N7 E4 S3 E3$ W3 N3 W4 S7 W7 N36$ W20$.

EXTRA FEATURES

LN	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	601.00	SF	5.20	5.20	100	2018	2018	3	98	3,063	

LAND DESCRIPTION

TOTAL OB/XF 3,063

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 04/12/2018 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS