

LOT 38
HARBOR CONCOURSE PHASE 2
PB 8/162

PHILLIPS GREGORY T
97174 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0038-0000



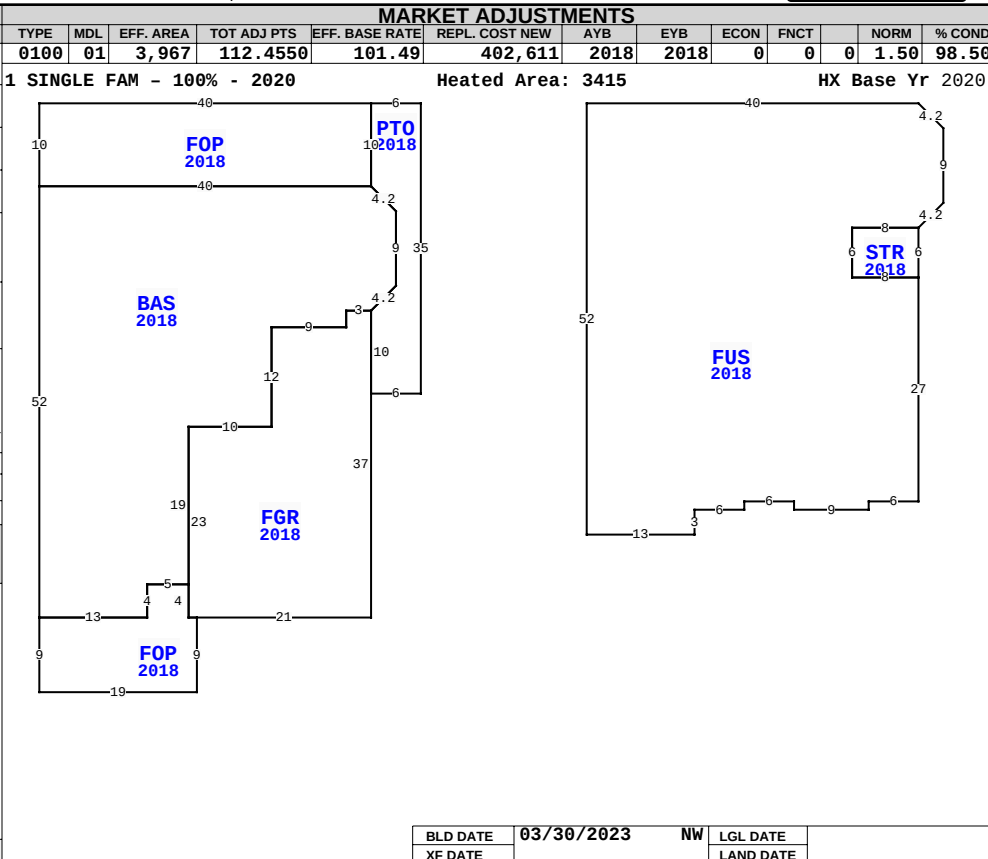
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	03	MASONRY 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	1,440	100	1,440	143,954
FGR	656	55	361	36,088
FOP	191	30	57	5,698
FOP	400	30	120	11,996
FUS	1,975	100	1,975	197,436
PTO	174	5	9	899
STR	48	10	5	499
TOTALS	4,884		3,967	396,572

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2020
2	0476	VF 6 SBPL	0	100	165	150.00	LF	32.00	32.00	100	2020
3	0855	CONC PAVER	0	100	0	689.00	SF	10.00	10.00	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00



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

TOTAL OB/XF											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		396,572	
TOTAL MARKET OB/XF VALUE		11,750	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		483,322	
SOH/AGL Deduction		132,826	
ASSESSED VALUE		350,496	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		300,496	
TOTAL JUST VALUE		483,322	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		431,054	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010267	CO ISSUED	0	10/10/2018
18000510	NEW CONSTR	440,585	01/18/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2253/0630	1/31/2019	WD	Q	I	01	381,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: PHILLIPS GREGORY T							
2155/0761	10/26/2017	WD	Q	V	05	385,000	
GRANTOR: NASSAU CONCOURSE LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES											
PTO=[YR=2018] W6 FOP=[YR=2018] W40 S10 BAS=[YR=2018] S52 FOP=[YR=2018] S9 E19 N9 FGR=[YR=2018] E21 N37 W3 S2 W9 S12 W10 S23 E1\$ W1 N4 W5 S4 W13\$ E13 N4 E5 N19 E10 N12 E9 N2 E3 U3 R3 N9 U3 L3 W40\$ E40 N10\$ S10 R3 D3 S9 L3 D3 S10 E6 N35\$ PTR=E20 FUS=[YR=2018] E40 D3 R3 S9 D3 L3 STR=[YR=2018] S6 W8 N6 E8\$ W8 S6 E8 S27 W6 S1 W9 N1 W6 S1 W6 S3 W13 N52\$ W20\$.											