LOT 42
IN OR 2329/1618
HARBOR CONCOURSE PHASE 2

FISHER KELLIE J & GREGORY M
97190 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0042-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

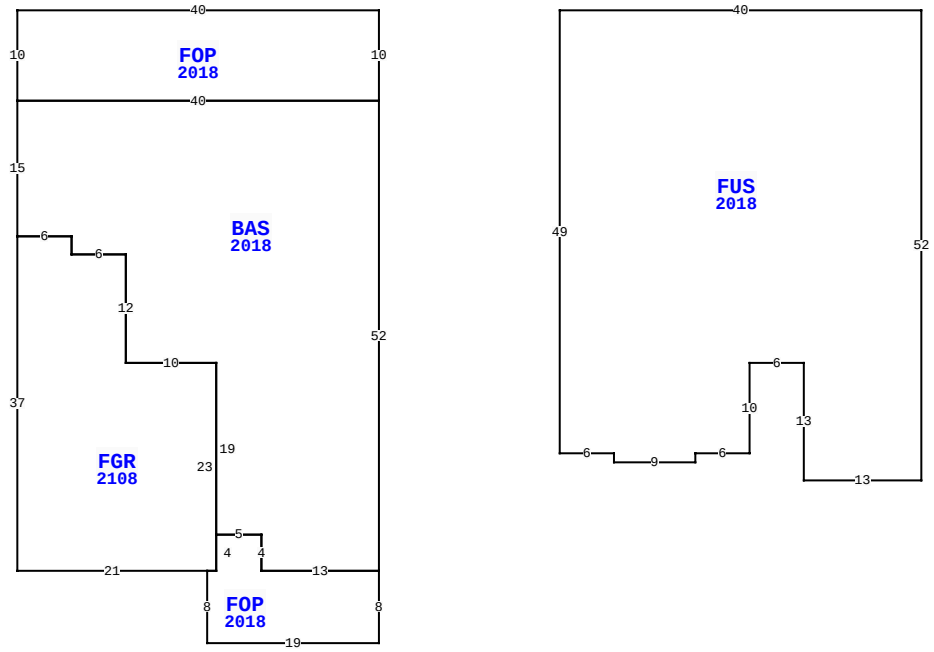
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,398	100	1,398	130,364
FGR	662	55	364	33,943
FOP	172	30	52	4,849
FOP	400	30	120	11,190
FUS	1,948	100	1,948	181,651
TOTALS	4,580		3,882	361,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,882	104.8950	94.67	367,509	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 3346 HX Base Yr 2020



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

97190 HARBOR CONCOURSE CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		361,996
TOTAL MARKET OB/XF VALUE		8,147
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		445,143
SOH/AGL Deduction		122,812
ASSESSED VALUE		322,331
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		272,331
TOTAL JUST VALUE		445,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010815	CO ISSUED	0	10/26/2018
18005884	NEW CONSTR	440,714	06/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2329/1618	12/30/2019	WD	Q	I	01	340,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FISHER KELLIE JANE						
2188/0644	3/19/2018	WD	Q	V	05	420,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W40 S10 BAS=[YR=2018] S15 FGR=[YR=2108] S37 E21 FOP=[YR=2018] S8 E19 N8 W13 N4 W5 S4 W1$ E1 N23 W10 N12 W6 N2 W6$ E6 S2 E6 S12 E10 S19 E5 S4 E13 N52 W40$ E40 N10 $ PTR=E20 FUS=[YR=2018] E40 S52 W13 N13 W6 S10 W6 S1 W9 N1 W6 N49 $ 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	741.00	SF	5.20	5.20	100	2018	2018	3	98	3,776	
2	0476	VF 6 SBPL	0	100	130	0	130.00	LF	32.00	32.00	100	2020	2020	3	98	4,077	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 8,147

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 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