

LOT 44
HARBOR CONCOURSE PHASE 2
PB 8/162

POUND REBEKAH L/MEDINA ROMMEL J
97214 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0044-0000



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	VALUATION SUMMARY										
Exterior Wall	31	HARDIE BRD 100	0100	01	2,482	118.1376	106.62	264,631	2018	2018	0	0	1.50	98.50	STANDARD										
Roof Structure	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2022													Heated Area: 2174									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022									
Interior Wall	05	DRYWALL 100																							
Interior Floor	14	CARPET 60																							
Interior Floor	11	CLAY TILE 40																							
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	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	1,707	100	1,707	179,270																					
FGR	460	55	253	26,570																					
FOP	42	30	13	1,365																					
FOP	108	30	32	3,361																					
FUS	467	100	467	49,045																					
PTO	112	5	6	630																					
STR	37	10	4	420																					
TOTALS			2,933	2,482	260,662																				
EXTRA FEATURES			97214 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	601.00	SF	5.20	5.20	100	2018	2018	3	98	3,063										
TOTAL OB/XF 3,063																									
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 06/19/2018 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2442/1769	3/12/2021	WD	Q	I	01	326,000

GRANTOR: DINKINS DANIEL R & CA
GRANTEE: POUND REBEKAH L & R
2245/1385 12/18/2018 WD Q I 01 265,000
GRANTOR: DARBY MICHAEL & JACKI
GRANTEE: DINKINS DANIEL R &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 PT0=[YR=2018] W14 S8 FOP=[YR=2018] S5 D3 R3 E11 N8 W14\$ E14 N8\$ S16 W11 U3 L3 N5 W12 S35 FGR=[YR=2018] S23 E20 N11 FOP=[YR=2018] E7 N6 W7 S6\$ N12 W20\$ E20 S6 E7 S14 E13 N63\$ PTR=E20 FUS=[YR=2018] E14 S32 STR=[YR=2018] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W20\$.