LOT 51
HARBOR CONCOURSE PHASE 2
PB 8/162

LUSTER ROY B & GLORIA M
97266 HARBOR CONCOURSE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0051-0000

BUILDING CHARACTERISTICS

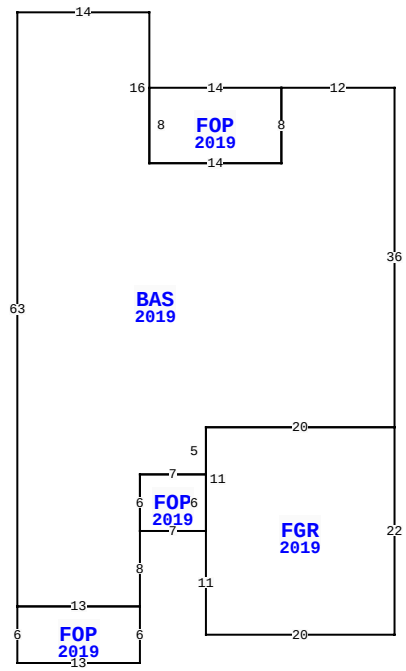
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,722	100	1,722	182,855
FGR	440	55	242	25,697
FOP	42	30	13	1,380
FOP	78	30	23	2,442
FOP	112	30	34	3,611
TOTALS	2,394		2,034	215,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,034	118.8495	107.26	218,167	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1722 HX Base Yr 2022



97266 HARBOR CONCOURSE CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		215,985
TOTAL MARKET OB/XF VALUE		6,840
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		297,825
SOH/AGL Deduction		85,693
ASSESSED VALUE		212,132
TOTAL EXEMPTION VALUE	HX HB DD	60,000
BASE TAXABLE VALUE		152,132
TOTAL JUST VALUE		297,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1902894	CO ISSUED	0	09/16/2019
B1902894	NEW CONSTR	237,650	03/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2497/0077	8/27/2021	WD	Q	I	01	325,000
GRANTOR: BECKMAN STEPHEN J & A						
GRANTEE: LUSTER ROY B & GLOR						
2318/0073	10/29/2019	WD	Q	I	01	250,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BECKMAN STEPHEN J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W12 FOP=[YR=2019] W14 S8 E14 N8$ S8 W14 N16 W14 S63 FOP=[YR=2019] S6 E13 N6 W13$ E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S11 E20 N22 W20 S11$ N6 W7 S6$ N6 E7 N5 E20 N36$.

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	0810	CONCRETE A	0	100	18	3	54.00	SF	6.50	6.50	100	2019	2019	3	99	347	
2	0811	CONCRETE B	0	100	0	0	595.00	SF	5.20	5.20	100	2019	2019	3	99	3,063	
3	0476	VF 6 SBPL	0	100	100	0	100.00	LF	32.00	32.00	100	2020	2020	3	98	3,136	
4	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 6,840

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 09/26/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS