LOT 52
HARBOR CONCOURSE PHASE 2
PB 8/162

MYERS ROBERT A & KIMBERLY E
97272 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0052-0000

BUILDING CHARACTERISTICS

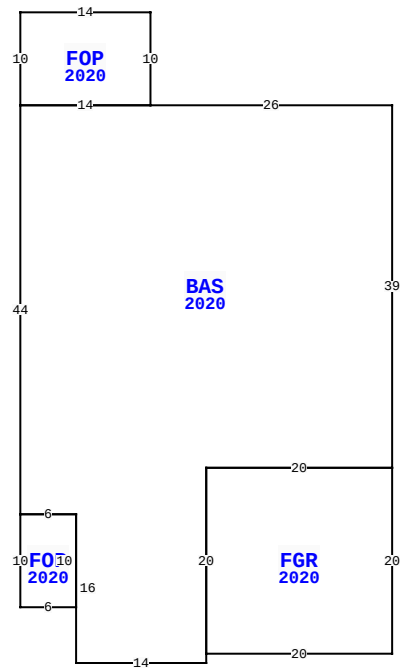
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,884	100	1,884	197,075
FGR	400	55	220	23,013
FOP	60	30	18	1,883
FOP	140	30	42	4,393
TOTALS	2,484		2,164	226,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,164	116.4828	105.13	227,501	2020	2020	0	0	0	0.50	99.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1884 HX Base Yr 2022



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

97272 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		226,363
TOTAL MARKET OB/XF VALUE		3,250
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		304,613
SOH/AGL Deduction		24,641
ASSESSED VALUE		279,972
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		229,972
TOTAL JUST VALUE		304,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909773	CO ISSUED	0	03/03/2020
B1909773	NEW CONSTR	254,931	09/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2466/1920	6/02/2021	WD	Q	I	01	325,000
GRANTOR: LE HUNG & ZENGZHEN HU						
GRANTEE: MYERS ROBERT A & KI						
2364/1857	5/29/2020	WD	Q	I	01	249,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LE HUNG & ZENGZHEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W26 FOP=[YR=2020] N10 W14 S10 E14$ W14 S44 FOP=[YR=2020] S10 E6 N10 W6$ E6 S16 E14 N1 FGR=[YR=2020] E20 N20 W20 S20$ N20 E20 N39$.

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	3	15	45.00	SF	6.50	6.50	100	2020	2020	3	99	290	
2	0811	CONCRETE B	0	100	0	0	575.00	SF	5.20	5.20	100	2020	2020	3	99	2,960	

LAND DESCRIPTION

TOTAL OB/XF 3,250

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 08/14/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS