

LOT 53  
IN OR 2184/1438  
HARBOR CONCOURSE PHASE 2

KREGER ROBERT W & JOYCE A  
97280 HARBOR CONCOURSE CIR  
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0053-0000



| BUILDING CHARACTERISTICS                                                                                                                   |            |                  |                      |             |     |              |       |                      |             | MARKET ADJUSTMENTS         |                |           |             |                |                |                |                 |                             |      | NASSAU COUNTY PROPERTY |      |                                              |          |                     |  |           |  |          |  |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|----------------------|-------------|-----|--------------|-------|----------------------|-------------|----------------------------|----------------|-----------|-------------|----------------|----------------|----------------|-----------------|-----------------------------|------|------------------------|------|----------------------------------------------|----------|---------------------|--|-----------|--|----------|--|---------------------------|--|--|--|--|--|--|--|--|--|--------------|--|--|--|--|--|--|--|--|--|-----------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION                                                                                                                               |            |                  |                      |             |     |              |       |                      |             | VALUATION SUMMARY          |                |           |             |                |                |                |                 |                             |      | PAGE 1 of 1            |      |                                              |          |                     |  |           |  |          |  |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| ELEMENT                                                                                                                                    | CD         |                  |                      |             |     |              |       |                      |             | TYPE                       | MDL            | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB            | EYB             | ECON                        | FNCT |                        | NORM | % COND                                       |          |                     |  |           |  |          |  |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 31         | HARDIE BRD 90    |                      |             |     |              |       |                      |             | 0100                       | 01             | 2,218     | 123.5829    | 111.53         | 247,374        | 2018           | 2018            | 0                           | 0    | 0                      | 1.55 | 98.45                                        | STANDARD |                     |  |           |  |          |  |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 21         | STONE 10         |                      |             |     |              |       |                      |             | 1 SINGLE FAM - 100% - 2019 |                |           |             |                |                |                |                 |                             |      | Heated Area: 1787      |      |                                              |          |                     |  |           |  |          |  | HX Base Yr 2019           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| Roof Structure                                                                                                                             | 08         | IRREGULAR 100    |                      |             |     |              |       |                      |             |                            |                |           |             |                |                |                |                 |                             |      |                        |      |                                              |          |                     |  |           |  |          |  | VALUATION BY              |  |  |  |  |  |  |  |  |  | Tax Group: 4 |  |  |  |  |  |  |  |  |  | Tax Dist: |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 03         | COMP SHNGL 100   |                      |             |     |              |       |                      |             |                            |                |           |             |                |                |                |                 |                             |      |                        |      |                                              |          |                     |  |           |  |          |  | BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 243,540      |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                              | 05         | DRYWALL 100      |                      |             |     |              |       |                      |             |                            |                |           |             |                |                |                |                 |                             |      |                        |      |                                              |          |                     |  |           |  |          |  | TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 3,144        |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                              | 12         | HARDWOOD 60      |                      |             |     |              |       |                      |             |                            |                |           |             |                |                |                |                 |                             |      |                        |      |                                              |          |                     |  |           |  |          |  | TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 75,000       |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                              | 11         | CLAY TILE 40     |                      |             |     |              |       |                      |             |                            |                |           |             |                |                |                |                 |                             |      |                        |      |                                              |          |                     |  |           |  |          |  | TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 321,684      |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                              | 03         | CENTRAL 100      |                      |             |     |              |       |                      |             |                            |                |           |             |                |                |                |                 |                             |      |                        |      |                                              |          |                     |  |           |  |          |  | SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 153,720      |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                               | 04         | AIR DUCTED 100   |                      |             |     |              |       |                      |             |                            |                |           |             |                |                |                |                 |                             |      |                        |      |                                              |          |                     |  |           |  |          |  | ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 167,964      |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                   | 3          | 100              |                      |             |     |              |       |                      |             |                            |                |           |             |                |                |                |                 |                             |      |                        |      |                                              |          |                     |  |           |  |          |  | TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | HX HB 50,000 |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                  | 2          | 100              |                      |             |     |              |       |                      |             |                            |                |           |             |                |                |                |                 |                             |      |                        |      |                                              |          |                     |  |           |  |          |  | BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 117,964      |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                      | 02         | WOOD FRAME 100   |                      |             |     |              |       |                      |             |                            |                |           |             |                |                |                |                 |                             |      |                        |      |                                              |          |                     |  |           |  |          |  | TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 321,684      |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                    | 0          | 100              |                      |             |     |              |       |                      |             | NCON VALUE                 |                |           |             |                |                |                |                 |                             |      | 0                      |      |                                              |          |                     |  |           |  |          |  |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                      | 0          | 100              |                      |             |     |              |       |                      |             | INCOME VALUE               |                |           |             |                |                |                |                 |                             |      |                        |      |                                              |          |                     |  |           |  |          |  |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                  | 00         | NONE 100         |                      |             |     |              |       |                      |             | PREVIOUS YEAR MKT VALUE    |                |           |             |                |                |                |                 |                             |      | 287,386                |      |                                              |          |                     |  |           |  |          |  |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                        |            | 1,787            |                      | 100         |     | 1,787        |       | 196,215              |             |                            |                |           |             |                |                |                |                 |                             |      |                        |      |                                              |          |                     |  |           |  |          |  |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| FEP                                                                                                                                        |            | 220              |                      | 80          |     | 176          |       | 19,325               |             |                            |                |           |             |                |                |                |                 |                             |      |                        |      |                                              |          |                     |  |           |  |          |  |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                        |            | 440              |                      | 55          |     | 242          |       | 26,572               |             |                            |                |           |             |                |                |                |                 |                             |      |                        |      |                                              |          |                     |  |           |  |          |  |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                        |            | 42               |                      | 30          |     | 13           |       | 1,428                |             |                            |                |           |             |                |                |                |                 |                             |      |                        |      |                                              |          |                     |  |           |  |          |  |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                     |            | 2,489            |                      |             |     | 2,218        |       | 243,540              |             |                            |                |           |             |                |                |                |                 |                             |      |                        |      |                                              |          |                     |  |           |  |          |  |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |            |                  |                      |             |     |              |       |                      |             |                            |                |           |             |                |                |                |                 |                             |      |                        |      | 97280 HARBOR CONCOURSE CIR, FERNANDINA BEACH |          | BLD DATE 03/30/2023 |  | NW        |  | LGL DATE |  |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |            |                  |                      |             |     |              |       |                      |             |                            |                |           |             |                |                |                |                 |                             |      |                        |      | XF DATE                                      |          |                     |  | LAND DATE |  |          |  |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |            |                  |                      |             |     |              |       |                      |             |                            |                |           |             |                |                |                |                 |                             |      |                        |      | INC DATE                                     |          |                     |  | AG DATE   |  |          |  |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| 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     | 617.00               | SF          | 5.20                       | 5.20           | 100       | 2018        | 2018           | 3              | 98             | 3,144           |                             |      |                        |      |                                              |          |                     |  |           |  |          |  |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |            |                  |                      |             |     |              |       |                      |             |                            |                |           |             |                |                |                |                 |                             |      | TOTAL OB/XF            |      | 3,144                                        |          |                     |  |           |  |          |  |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |            |                  |                      |             |     |              |       |                      |             |                            |                |           |             |                |                |                |                 |                             |      |                        |      |                                              |          |                     |  |           |  |          |  |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |
| 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 01/27/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS |            |                  |                      |             |     |              |       |                      |             |                            |                |           |             |                |                |                |                 |                             |      |                        |      |                                              |          |                     |  |           |  |          |  |                           |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |  |  |