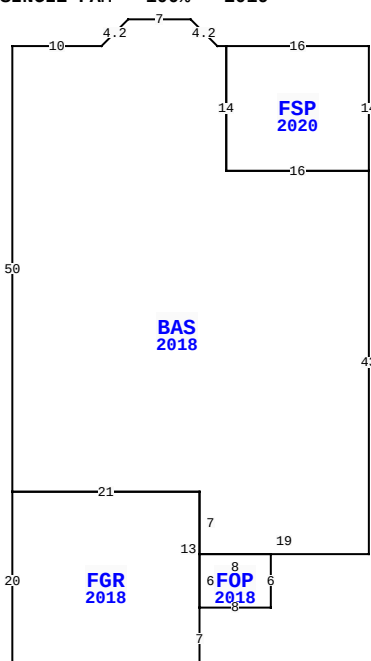


**AUSTIN PATRICIA & GLENN M/
97286 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034**

29-2N-28-0115-0054-0000

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 100								0100	01	2,274	122.5539	110.60	251,504	2018	2018		0	0	1.50	98.50																	
Roof Structur	08	IRREGULAR 100								1 SINGLE FAM - 100% - 2019										Heated Area: 1939										HX Base Yr 2019									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	11	CLAY TILE 70																																					
Interior Floo	14	CARPET 30																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		2 100																																					
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	1,939	100	1,939	211,236																																			
FGR	420	55	231	25,166																																			
FOP	48	30	14	1,525																																			
FSP	224	40	90	9,805																																			
TOTALS		2,631	2,274	247,731																																			
EXTRA FEATURES										97286 HARBOR CONCOURSE CIR, FERNANDINA BEACH										BLD DATE 03/30/2023 NW LGL 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	768.00	SF	5.20	5.20	100	2018	2018	3	98	3,914																								
2	0476	VF 6 SBPL	0 100	0	0	108.00	LF	32.00	32.00	100	2018	2018	3	95	3,283																								
3	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285																								
LAND DESCRIPTION																	TOTAL OB/XF 7,482																						
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 01/10/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																							