

LOT 64
HARBOR CONCOURSE PHASE 2
PB 8/162

BELLAR MATTHEW D & COLLEEN C
97302 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0064-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
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		5 100
Bathrooms		4 100
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

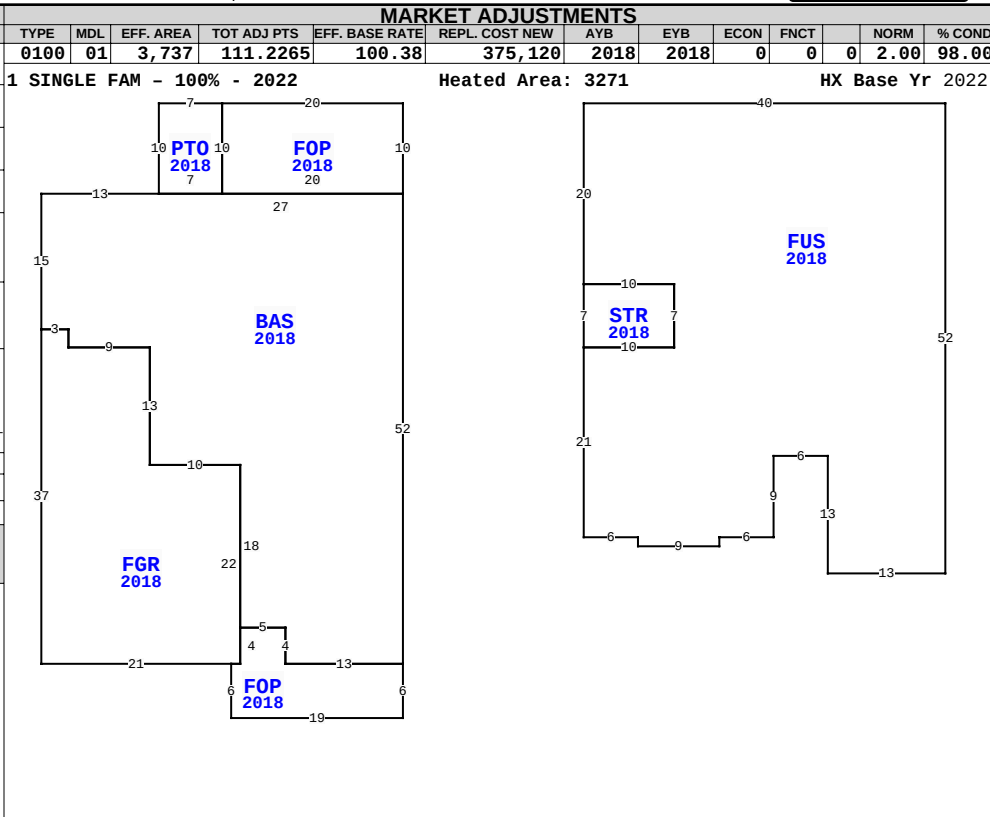
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4145.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	1,414	139,098
FGR	646	55	355	34,922
FOP	134	30	40	3,935
FOP	200	30	60	5,903
FUS	1,857	100	1,857	182,678
PTO	70	5	4	394
STR	70	10	7	689

TOTALS	4,391		3,737	367,618
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	751.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	



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

TOTAL OB/XF											
9,869											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

REVIEW DATE	01/10/2019	BY	TW	Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
VALUATION BY											
STANDARD											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
367,618											
TOTAL MARKET OB/XF VALUE											
9,869											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
452,487											
SOH/AGL Deduction											
36,792											
ASSESSED VALUE											
415,695											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
365,695											
TOTAL JUST VALUE											
452,487											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
403,587											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008080	CO ISSUED	0	08/08/2018
B1800839	NEW CONSTR	419,677	01/25/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2645/943	5/31/2023	WD	Q	I	01	580,000	
GRANTOR: WILSON RICHARD P JR &							
GRANTEE: BELLAR MATTHEW D &							
2446/0311	3/19/2021	WD	Q	I	02	419,900	
GRANTOR: LEMPESIS STEPHANIE &							
GRANTEE: WILSON RICHARD P JR							

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=2018] W20 PTO=[YR=2018] W7 S10 BAS=[YR=2018] W13 S15 FGR=[YR=2018] S37 E21 FOP=[YR=2018] S6 E19 N6 W13 N4 W5 S4 W1\$ E1 N22 W10 N13 W9 N2 W3\$ E3 S2 E9 S13 E10 S18 E5 S4 E13 N52 W27\$ E7 N10\$ S10 E20 N10\$ PTR=E20 FUS=[YR=2018] E40 S52 W13 N13 W6 S9 W6 S1 W9 N1 W6 N21 STR=[YR=2018] N7 E10 S7 W10\$ E10 N7 W10 N20\$ W20\$.											