

LOT 65
IN OR 2161/1138
HARBOR CONCOURSE PHASE 2

PARKER TREVOR A & ALEX M
97314 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0065-0000



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	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,943	100	1,943	186,911
FGR	441	55	243	23,376
FOP	114	30	34	3,270
FSP	208	40	83	7,984
FUS	686	100	686	65,991
STR	60	10	6	577

TOTALS	3,452		2,995	288,109
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0 100	16	3	48.00	SF	6.50	6.50
2	0811	CONCRETE B	0 100	0	0	600.00	SF	5.20	5.20
3	0476	VF 6 SBPL	0 100	0	0	102.00	LF	32.00	32.00

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,995	108.7674	98.16	293,989	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM - 100% - 2018

Heated Area: 2629

HX Base Yr 2018

FSP 2018

BAS 2017

STR 2017

FUS 2017

FOP 2017

FGR 2017

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

TOTAL OB/XF									
6,430									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					288,109				
TOTAL MARKET OB/XF VALUE					6,430				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					369,539				
SOH/AGL Deduction					116,231				
ASSESSED VALUE					253,308				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					203,308				
TOTAL JUST VALUE					369,539				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					329,448				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003446	REPAIR/RRF	1,366	05/01/2018
C1705147	CO ISSUED	0	12/01/2017
B1705147	NEW CONSTR	325,478	06/09/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2161/1138	11/30/2017	WD	Q	I	01	300,800	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: PARKER TREVOR A & A							
2109/0354	3/23/2017	WD	U	V	11	100	
GRANTOR: NASSAU CONCOURSE LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W8 U3 L3 W10 D3 L3 FSP=[YR=2018] W16 S13 E16 N13\$ S13 W16 S44 FOP=[YR=2017] S6 E19 FGR=[YR=2017] S7 E21 N21 W21 S14\$ N6 W19\$ E19 N8 E21 N49\$ PTR= E20 FUS=[YR=2017] E21 S34 W21 N12 STR=[YR=2017] W4 N8 E11 S4 W7 S4\$ N4 E7 N4 W7 N14\$ W20\$.									