

LOT 66
HARBOR CONCOURSE PHASE 2
PB 8/162

FKH SFR PROPCO 1 LP
1850 PARKWAY PLACE STE 900
MARIETTA, GA 30067

2023

29-2N-28-0115-0066-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	

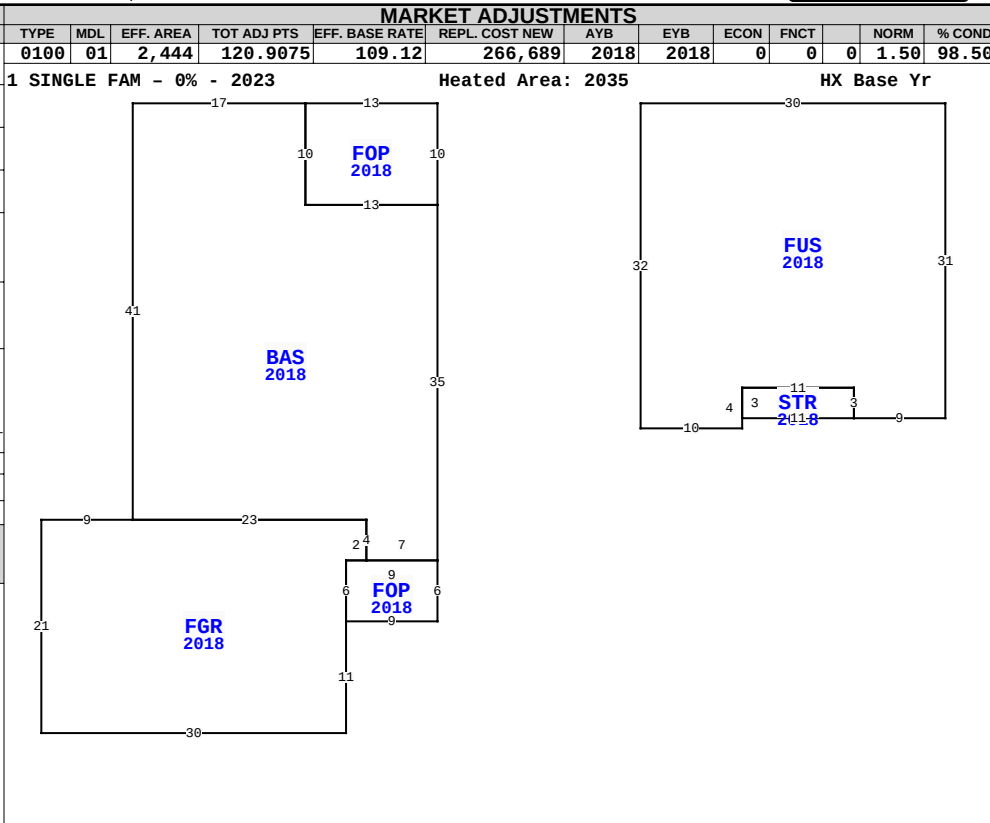
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	1,128	121,241
FGR	638	55	351	37,726
FOP	54	30	16	1,720
FOP	130	30	39	4,192
FUS	907	100	907	97,487
STR	33	10	3	322

TOTALS	2,890		2,444	262,689
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	964.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00

REVIEW DATE 06/19/2018 BY TW



97320 HARBOR CONCOURSE CIR, FERNANDINA BEACH	BLD DATE 03/30/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
4,913									

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	262,689		
TOTAL MARKET OB/XF VALUE	4,913		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	342,602		
SOH/AGL Deduction	0		
ASSESSED VALUE	342,602		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	342,602		
TOTAL JUST VALUE	342,602		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	305,601		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006858	CO ISSUED	0	07/05/2018
B1707940	NEW CONSTR	265,571	08/31/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2539/1195	2/15/2022	WD Q	Q	I	01
					422,900
GRANTOR: SMITH STEVEN R & AMAN					
GRANTEE: FKH SFR PROPCO 1 LP					
2406/1826	11/06/2020	WD Q	Q	I	01
					316,000
GRANTOR: CHAPMAN JEFFREY SCOTT					
GRANTEE: SMITH STEVEN R & AM					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2018] W13 BAS=[YR=2018] W17 S41 FGR=[YR=2018] W9 S21 E30 N11 FOP=[YR=2018] E9 N6 W9 S6\$ N6 E2 N4 W23\$ E23 S4 E7 N35 W13 N10\$ S10 E13 N10\$ PTR=E20 FUS=[YR=2018] E30 S31 W9 STR=[YR=2018] W11 N3 E11 S3\$ N3 W11 S4 W10 N32\$ W20\$.									