LOT 69
HARBOR CONCOURSE PHASE 1
PB 8/116

RESIDENTIAL HOME BUYER JAX LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2023

29-2N-28-0115-0069-0000

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	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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

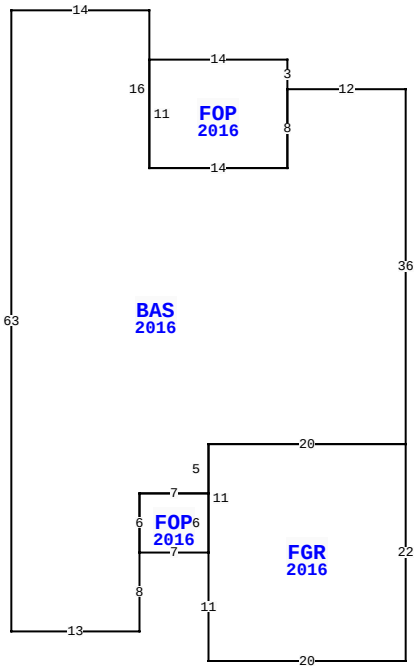
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	1,722	184,147
FGR	440	55	242	25,879
FOP	42	30	13	1,390
FOP	154	30	46	4,919
TOTALS	2,358		2,023	216,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,023	121.5249	109.68	221,883	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1722 HX Base Yr



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

97338 HARBOR CONCOURSE CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	216,336
TOTAL MARKET OB/XF VALUE	3,460
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	294,796
SOH/AGL Deduction	0
ASSESSED VALUE	294,796
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,796
TOTAL JUST VALUE	294,796
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631829	CO ISSUED	0	06/29/2016
B1631829	NEW CONSTR	217,743	02/19/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2624/1686	3/09/2023	SW	Q	I	05	722,800
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: RESIDENTIAL HOME BU						
2559/1809	4/28/2022	WD	U	I	37	383,800
GRANTOR: THORNTON PAUL GREGORY						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W12 FOP=[YR=2016] N3 W14 S11 E14 N8 $ S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2016] E7 FGR=[YR=2016] S11 E20 N22 W20 S11 $ N6 W7 S6 $ N6 E7 N5 E20 N36$.

EXTRA FEATURES

LN	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	0	0	0	686.00	SF	5.20	5.20	100	2016	2016	3	97	3,460	

LAND DESCRIPTION

TOTAL OB/XF 3,460

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS