

LOT 71
IN OR 2088/373
HARBOR CONCOURSE PHASE 1

EDWARDS THOMAS C & MARICA CHAVEZ
97350 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0071-0000



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,939	100	1,939	193,476
FGR	420	55	231	23,050
FOP	48	30	14	1,397
FSP	224	40	90	8,981
FUS	376	100	376	37,518
STR	60	10	6	599

TOTALS	3,067		2,656	265,020
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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	100	0	0	606.00	SF	5.20	5.20
2	0810	CONCRETE A	0	100	0	0	45.00	SF	6.50	6.50
3	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00

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

REVIEW DATE 03/01/2017 BY DJ

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,656	113.4000	102.34	271,815	2016	2016	0	0	2.50	97.50	
1 SINGLE FAM - 100% - 2017 Heated Area: 2315 HX Base Yr 2017												

97350 HARBOR CONCOURSE CIR, FERNANDINA BEACH	BLD DATE 03/30/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF												
8,210												

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		265,020	
TOTAL MARKET OB/XF VALUE		8,210	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		348,230	
SOH/AGL Deduction		113,469	
ASSESSED VALUE		234,761	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		184,761	
TOTAL JUST VALUE		348,230	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		309,567	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632800	CO ISSUED	0	12/06/2016
B1632800	NEW CONSTR	286,722	08/05/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2088/0373	12/07/2016	WD	Q	I	01	285,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: EDWARDS THOMAS C &						
2062/1494	7/28/2016	WD	Q	V	05	500,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2016] W10 U3 L3 W7 D3 L3 W1 FSP=[YR=2016] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2016] S6 E8 FGR=[YR=2016] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$ PTR=E20 STR=[YR=2016] E10 FUS=[YR=2016] E14 S20 W20 N16 E6 N4\$ S4 W6 S5 W4 N9\$ W20\$.												

Common: 75,000 PRINTED 08/02/2023 BY SYS