LOT 72
HARBOR CONCOURSE PHASE 1
PB 8/116

MCDONALD MARTIN A & PAULA R
PO BOX 1024
AMERICUS, GA 31709

2023

29-2N-28-0115-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

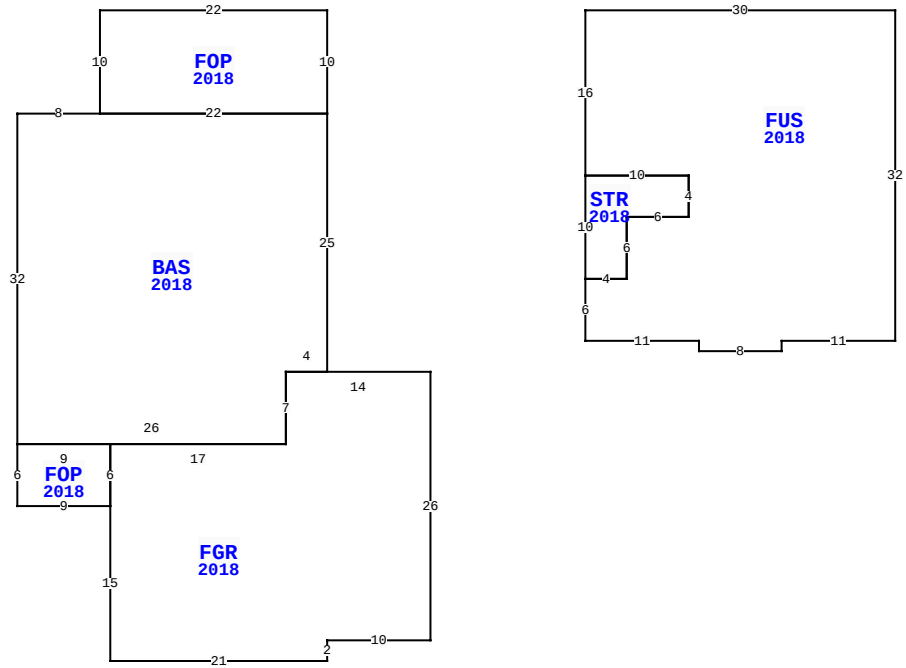
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	932	100	932	98,806
FGR	729	55	401	42,513
FOP	54	30	16	1,696
FOP	220	30	66	6,997
FUS	904	100	904	95,839
STR	64	10	6	636
TOTALS	2,903		2,325	246,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,325	119.2611	107.63	250,240	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 1836 HX Base Yr



97356 HARBOR CONCOURSE CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	246,486
TOTAL MARKET OB/XF VALUE	4,386
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	325,872
SOH/AGL Deduction	41,944
ASSESSED VALUE	283,928
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,928
TOTAL JUST VALUE	325,872
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705817	CO ISSUED	0	03/29/2018
B1705817	NEW CONSTR	248,809	06/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2416/0453	12/11/2020	WD	Q	I	02	310,000
GRANTOR: HASELDEN THOMAS E & T						
GRANTEE: MCDONALD MARTIN A &						
2188/0786	3/29/2018	WD	Q	I	02	267,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HASELDEN THOMAS E &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W22 S10 BAS=[YR=2018] W8 S32 FOP=[YR=2018] S6 E9FGR=[YR=2018] S15 E21 N2 E10 N26W14 S7 W17 S6$ N6 W9 $ E26 N7 E4 N25 W22$ E22 N10$ PTR=E25 FUS=[YR=2018] E30 S32 W11 S1 W8 N1 W11 N6 STR=[YR=2018] N10 E10 S4 W6 S6 W4$ E4 N6 E6 N4 W10 N16$ W25$.

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	0812	CONCRETE C	0	0	0	0	1,119.00	SF	4.00	4.00	100	2018	2018	3	98	4,386	

LAND DESCRIPTION

TOTAL OB/XF 4,386

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 04/12/2018 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS