



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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	1,727	100	1,727	180,607
FGR	440	55	242	25,308
FOP	42	30	13	1,359
FOP	228	30	68	7,112
FUS	387	100	387	40,472
STR	48	10	5	523

TOTALS	2,872		2,442	255,381
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	574.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	54.00	SF	6.50
3	0861	POOL GUNIT	0	100	0	0	230.00	SF	85.00
4	0911	SCRN RM A	0	100	0	0	608.00	SF	17.50
5	0855	CONC PAVER	0	100	0	0	378.00	SF	10.00
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
7	0476	VF 6 SBPL	0	100	0	0	50.00	LF	32.00
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

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	2,442	118.8495	107.26	261,929	2016	2016	0	0	2.50	97.50				
1 SINGLE FAM - 100% - 2023 Heated Area: 2114 HX Base Yr 2023															
97362 HARBOR CONCOURSE CIR, FERNANDINA BEACH															

TOTAL OB/XF													
34,969													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		255,381	
TOTAL MARKET OB/XF VALUE		34,969	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		365,350	
SOH/AGL Deduction		0	
ASSESSED VALUE		365,350	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		315,350	
TOTAL JUST VALUE		365,350	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		319,354	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112481	SOLAR PANELS	31,452	09/01/2021
B1633519	SCRN ROOM	19,642	12/01/2016
B1632909	SWIM POOL	31,000	08/01/2016
B1631606	CO ISSUED	0	06/14/2016
B1531606	NEW CONSTR	264,048	12/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2526/1839	1/05/2022	WD	Q	I	01	445,000
GRANTOR: WAHLBORG HAROLD JOHN						
GRANTEE: WILLIAMS JASON						
2441/1178	3/11/2021	LE	U	I	11	100
GRANTOR: WAHLBORG HAROLD JOHN						
GRANTEE: WAHLBORG JOHN SHERM						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W14 FOP=[YR=2016] W15 S8 E1 S5 D3 R3 E11 N16\$ S16 W11 U3 L3 N5 W12 S36 FGR=[YR=2016] S22 E20 N11 FOP=[YR=2016] E7 N6 W7 S6\$ N11 W20\$ E20 S5 E7 S14 E13 N63\$ PTR=E20 FUS=[YR=2016] E14 S27 STR=[YR=2016] E5 S3 W12 N7 E3 S4 E4\$ W4 N4 W3 S7 W7 N30\$ W20\$.									