

LOT 74
IN OR 2150/1629
HARBOR CONCOURSE PHASE 1

SOUCY KATHIE RICHARDS
97368 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0074-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 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		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

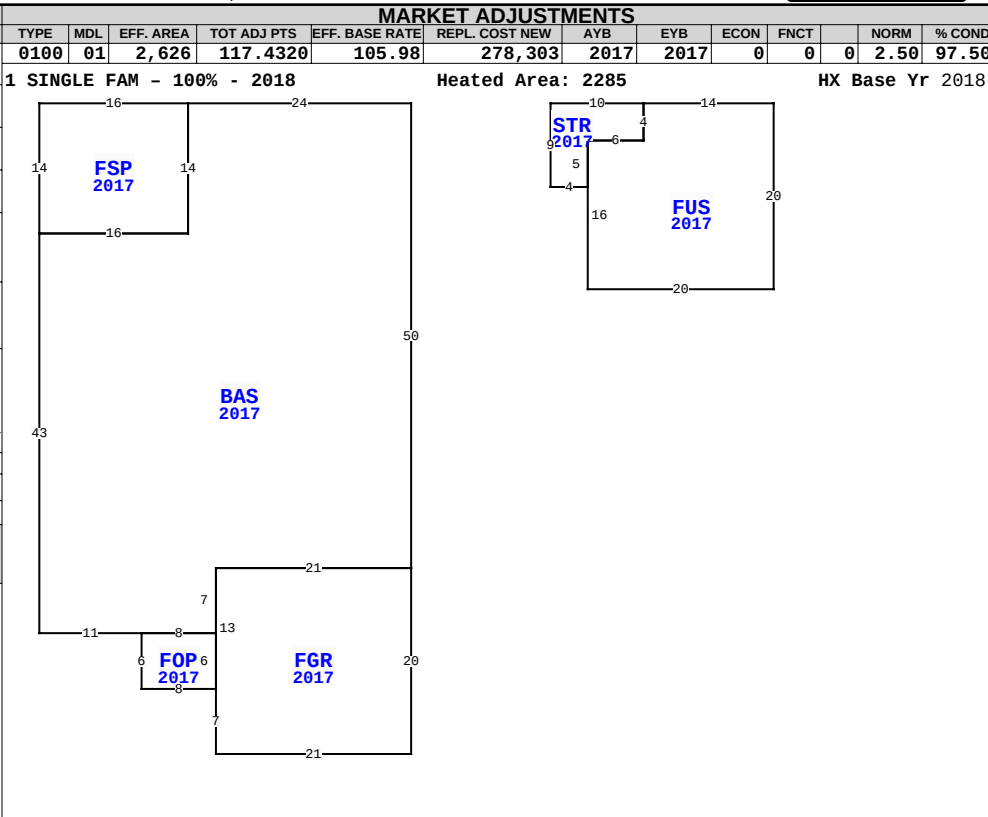
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	1,909	197,258
FGR	420	55	231	23,869
FOP	48	30	14	1,447
FSP	224	40	90	9,300
FUS	376	100	376	38,852
STR	60	10	6	620

TOTALS	3,037		2,626	271,345
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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	664.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	45.00	SF	6.50
3	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00
4	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

REVIEW DATE 11/15/2017 BY DJ



97368 HARBOR CONCOURSE CIR, FERNANDINA BEACH

TOTAL OB/XF									
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1	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	45.00	SF	6.50
3	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	664.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	45.00	SF	6.50
3	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	271,345								
TOTAL MARKET OB/XF VALUE	9,329								
TOTAL LAND VALUE - MARKET	75,000								
TOTAL MARKET VALUE	355,674								
SOH/AGL Deduction	172,775								
ASSESSED VALUE	182,899								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	132,899								
TOTAL JUST VALUE	355,674								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	315,853								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702333	CO ISSUED	0	09/26/2017
B1702333	NEW CONSTR	286,236	03/22/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2150/1629	10/05/2017	WD	Q	I	02	265,200	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: SOUCY KATHIE RICHAR							
2077/1943	10/11/2016	WD	Q	V	05	400,000	
GRANTOR: NASSAU CONCOURSE LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W24 FSP=[YR=2017] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$ PTR=E15 STR=[YR=2017] E10 FUS=[YR=2017] E14 S20 W20 N16 E6 N4\$ S4 W6 S5 W4 N9\$ W15\$.									