

LOT 81
HARBOR CONCOURSE PHASE 1
PB 8/116

ARNOLD MICAH J
97374 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0081-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																	
Exterior Wall	31	HARDIE BRD 90	0100	01	3,982	107.1630	96.71	385,099	2017	2017	0	0	0	2.05	97.95	VALUATION SUMMARY																
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 2021										Heated Area: 3539										HX Base Yr 2021									
Roof Structure	03	GABLE/HIP 100											VALUATION BY										STANDARD									
Roof Cover	03	COMP SHNGL 100											Tax Group: 4										Tax Dist:									
Interior Wall	05	DRYWALL 100											BUILDING MARKET VALUE										377,204									
Interior Floo	11	CLAY TILE 50											TOTAL MARKET OB/XF VALUE										66,082									
Interior Floo	14	CARPET 50											TOTAL LAND VALUE - MARKET										75,000									
Air Condition	03	CENTRAL 100	TOTAL MARKET VALUE										518,286																			
Heating Type	04	AIR DUCTED 100	SOH/AGL Deduction										120,759																			
Bedrooms	5	100	ASSESSED VALUE										397,527																			
Bathrooms	3	100	TOTAL EXEMPTION VALUE										HX HB 50,000																			
Frame	02	WOOD FRAME 100	BASE TAXABLE VALUE										347,527																			
Stories	2.	2. 100	TOTAL JUST VALUE										518,286																			
Units	0	100	NCON VALUE										0																			
Occupancy	00	NONE 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE 449,087																			
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	1,461	100	1,461	138,396																												
FGR	640	55	352	33,344																												
FOP	114	30	34	3,221																												
FOP	180	30	54	5,115																												
FUS	2,078	100	2,078	196,843																												
STR	33	10	3	284																												
TOTALS															4,506 3,982 377,204																	
EXTRA FEATURES															97374 HARBOR CONCOURSE CIR, FERNANDINA BEACH																	
L N	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	0810	CONCRETE A	0 100	5 7	35.00	SF	6.50	6.50	100	2017	2017	3	97	221																		
2	0812	CONCRETE C	0 100	0 0	1,126.00	SF	4.00	4.00	100	2017	2017	3	97	4,369																		
3	0476	VF 6 SBPL	0 100	0 0	168.00	LF	32.00	32.00	100	2018	2018	3	95	5,107																		
4	0470	VNYL GATE	0 100	0 0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570																		
5	0911	SCRN RM A	0 100	0 0	1,076.00	SF	17.50	17.50	100	2019	2019	3	90	16,947																		
6	0861	POOL GUNIT	0 100	0 0	325.00	SF	85.00	85.00	100	2019	2019	3	93	25,691																		
7	0855	CONC PAVER	0 100	0 0	751.00	SF	10.00	10.00	100	2019	2019	3	99	7,435																		
8	0855	CONC PAVER	0 100	0 0	580.00	SF	10.00	10.00	100	2019	2019	3	99	5,742																		
TOTAL OB/XF															66,082																	
LAND DESCRIPTION															TOTAL OB/XF 66,082																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000															
REVIEW DATE 04/22/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																