LOT 82
HARBOR CONCOURSE PHASE 1
PB 8/116

REED KATHLEEN & LEONARD L/E/
97378 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0082-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

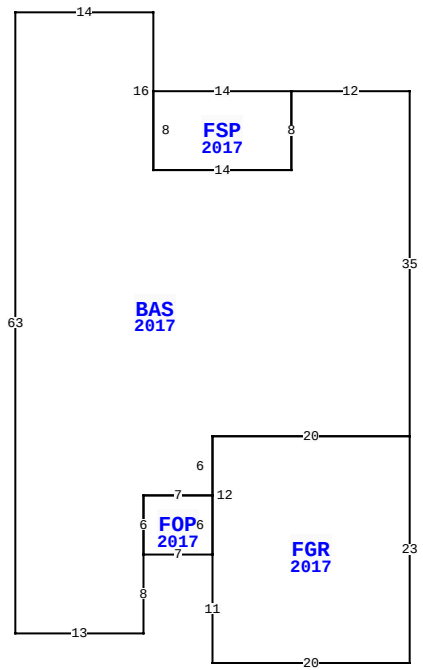
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,702	100	1,702	188,016
FGR	460	55	253	27,948
FOP	42	30	13	1,436
FSP	112	40	45	4,972
TOTALS	2,316		2,013	222,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,013	125.5380	113.30	228,073	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1702 HX Base Yr 2018



97378 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		222,371
TOTAL MARKET OB/XF VALUE		4,155
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		301,526
SOH/AGL Deduction		100,225
ASSESSED VALUE		201,301
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		151,301
TOTAL JUST VALUE		301,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633488	CO ISSUED	0	05/19/2017
B1633488	NEW CONSTR	216,217	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2354/1085	4/16/2020	LE	U	I	11	100
GRANTOR: REED KATHLEEN T & LEO						
GRANTEE: REED SPENCER D						
2351/0837	3/31/2020	LE	U	I	11	100
GRANTOR: REED KATHLEEN T & LEO						
GRANTEE: REED SPENSER D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 FSP=[YR=2017] W14 S8 E14 N8$ S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2017] E7 FGR=[YR=2017] S11 E20 N23 W20 S12$ N6 W7 S6$ N6 E7 N6 E20 N35$.

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	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50	6.50	100	2017	2017	3	97	378	
2	0810	CONCRETE A	0	100	0	0	599.00	SF	6.50	6.50	100	2017	2017	3	97	3,777	

LAND DESCRIPTION

TOTAL OB/XF 4,155

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/05/2017 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS