LOT 83
HARBOR CONCOURSE PHASE 1
PB 8/116

MOSS JECOREY D & ASHLEY H
97382 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0083-0000

BUILDING CHARACTERISTICS

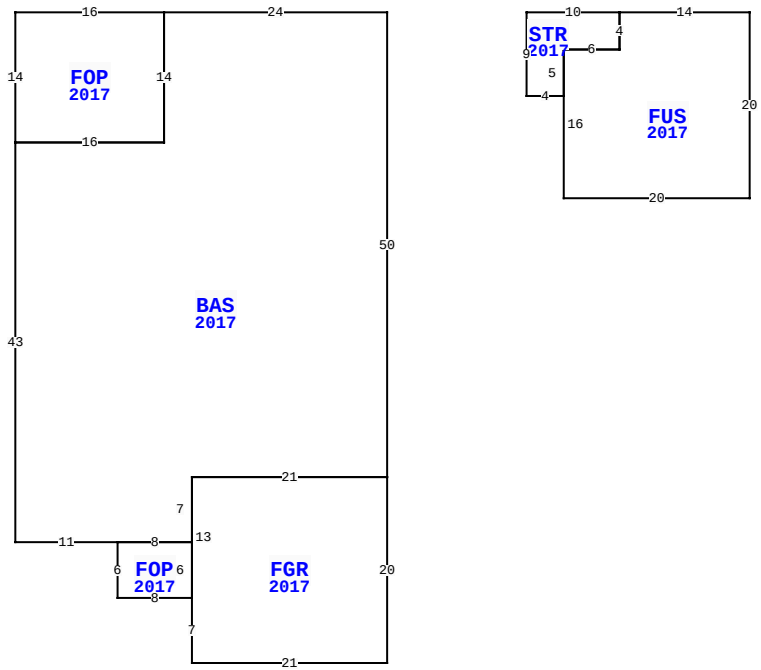
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	198,270
FGR	420	55	231	23,991
FOP	48	30	14	1,454
FOP	224	30	67	6,959
FUS	376	100	376	39,051
STR	60	10	6	623
TOTALS	3,037		2,603	270,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,603	117.4320	105.98	275,866	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2285 HX Base Yr 2022



97382 HARBOR CONCOURSE CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		270,349
TOTAL MARKET OB/XF VALUE		33,530
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		378,879
SOH/AGL Deduction		36,466
ASSESSED VALUE		342,413
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		292,413
TOTAL JUST VALUE		378,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705137	CO ISSUED	0	08/10/2017
B1705137	SWIM POOL	32,625	08/01/2017
B1701088	NEW CONSTR	0	02/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2302/0623	8/27/2019	WD	Q	I	01	350,000
GRANTOR: KNISELY ADAM PAUL						
GRANTEE: MOSS JECOREY D & AS						
2140/1564	8/10/2017	WD	Q	I	02	275,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KNISELY ADAM PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 FOP=[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$.

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	0811	CONCRETE B	0	100	0	0	602.00	SF	5.20	5.20	100	2017	2017	3	97	3,036	
2	0810	CONCRETE A	0	100	0	0	98.00	SF	6.50	6.50	100	2017	2017	3	97	618	
3	0861	POOL GUNIT	0	100	30	8	240.00	SF	85.00	85.00	100	2017	2017	3	87	17,748	
4	0911	SCRN RM A	0	100	40	13	520.00	SF	17.50	17.50	100	2017	2017	3	82	7,462	
5	0855	CONC PAVER	0	100	0	0	280.00	SF	10.00	10.00	100	2017	2017	3	97	2,716	
6	0855	CONC PAVER	0	100	0	0	32.00	SF	10.00	10.00	100	2017	2017	3	97	310	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	82	1,640	

LAND DESCRIPTION

TOTAL OB/XF 33,530

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 11/15/2017 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS