LOT 85
IN OR 2147/217
HARBOR CONCOURSE PHASE 1

LEIBY JOHN PAUL JR &/CORBETT ALEXANDRA R
97390 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0085-0000

NASSAU COUNTY PROPERTY

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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

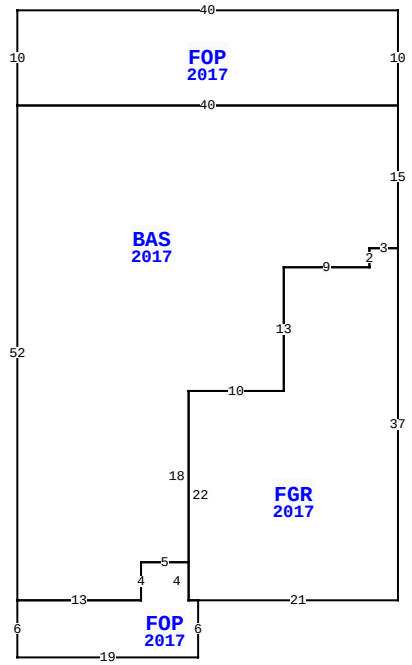
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

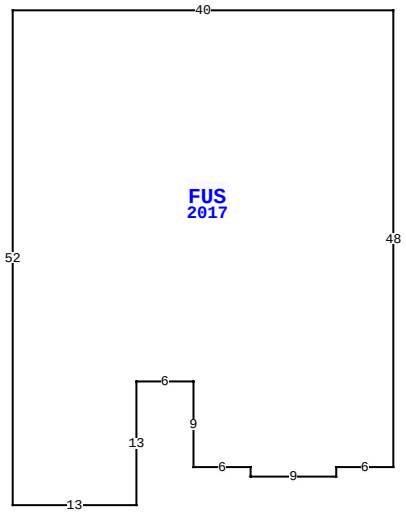
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	1,414	136,507
FGR	646	55	355	34,272
FOP	134	30	40	3,861
FOP	400	30	120	11,585
FUS	1,927	100	1,927	186,032
TOTALS	4,521		3,856	372,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,856	109.1475	98.51	379,855	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2019 Heated Area: 3341 HX Base Yr 2019





97390 HARBOR CONCOURSE CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		372,258
TOTAL MARKET OB/XF VALUE		4,242
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		451,500
SOH/AGL Deduction		123,707
ASSESSED VALUE		327,793
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		277,793
TOTAL JUST VALUE		451,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632926	CO ISSUED	0	09/18/2017
B1632926	NEW CONSTR	416,644	08/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2147/0217	9/18/2017	WD	Q	I	01	318,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LEIBY JOHN PAUL JR						
2062/1494	7/28/2016	WD	Q	V	05	500,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W40 S10 BAS=[YR=2017] S52 FOP=[YR=2017] S6 E19 N6 FGR=[YR=2017] E21 N37 W3 S2 W9 S13 W10 S22 E1$ W1 N4 W5 S4 W13$ E13 N4 E5 N18 E10 N13 E9 N2 E3 N15 W40$ E40 N10$ PTR=E15 FUS=[YR=2017] E40 S48 W6 S1 W9 N1 W6 N9 W6 S13 W13 N52$ 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	796.00	SF	5.20	5.20	100	2017	2017	3	97	4,015	
2	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	100	2017	2017	3	97	227	

LAND DESCRIPTION

TOTAL OB/XF 4,242

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