

LOT 87
IN OR 2133/701
HARBOR CONCOURSE PHASE 1

SANDELL RICHARD & LISA
97377 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32031

2023

29-2N-28-0115-0087-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	1,511	100	1,511	145,010
FGR	483	55	266	25,527
FOP	110	30	33	3,167
FOP	120	30	36	3,454
FUS	1,451	100	1,451	139,251
STR	60	10	6	576

TOTALS	3,735		3,303	316,986
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	608.00	SF	5.20	5.20	
2	0462	ST/AL FNC	0	100	150	0	600.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,303	109.0614	98.43	325,114	2016	2016	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2018 Heated Area: 2962 HX Base Yr 2018											

BLD DATE	03/30/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
97377 HARBOR CONCOURSE CIR, FERNANDINA BEACH				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		316,986	
TOTAL MARKET OB/XF VALUE		9,355	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		401,341	
SOH/AGL Deduction		130,634	
ASSESSED VALUE		270,707	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		220,707	
TOTAL JUST VALUE		401,341	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		356,784	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531605	CO ISSUED	0	10/31/2016
B1531605	NEW CONSTR	359,661	12/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2133/0701	7/14/2017	WD	Q	I	01	295,000
GRANTOR: HARPER JAMES ALAN & M						
GRANTEE: SANDELL RICHARD & L						
2056/0496	6/30/2016	WD	Q	I	01	260,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HARPER JAMES ALAN &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W5 FOP=[YR=2016] N10 W12 S10 E12 \$ W35 S35 FGR=[YR=2016] S21 E23 N8 FOP=[YR=2016] E17 N5 W12 N5 W5 S10 \$ N13 W23\$E23 S3 E5 S5 E12 N43 \$ PTR= E30 FUS=[YR=2016] E14 STR=[YR=2016] S15 E4 N15 W4 \$ S15 E4 N15 E22 S43 W12 N5 W5 N3 W23 N35 \$ W30 \$.											