

LOT 88
IN OR 2062/1944
HARBOR CONOURSE PHASE 1

BELLAR MATTHEW & COLLEEN
97383 HARBOR CONOURSE CIR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0088-0000



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 4															
Exterior Wall	31	HARDIE BRD 100	0100	01	2,014	121.5249	109.68	220,896	2016	2016	0	0	0	2.50	97.50	VALUATION BY STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2017													Heated Area: 1727														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2017														
Interior Wall	05	DRYWALL 100																												
Interior Floo	11	CLAY TILE 70																												
Interior Floo	14	CARPET 30																												
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	1,727	100	1,727	184,682																										
FGR	440	55	242	25,879																										
FOP	42	30	13	1,390																										
FOP	108	30	32	3,422																										
TOTALS			2,317	2,014	215,374																									
EXTRA FEATURES					97383 HARBOR CONOURSE 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	0811	CONCRETE B	0	100	0	0	636.00	SF	5.20	5.20	100	2016	2016	3	97	3,208														
2	0462	ST/AL FNC	0	100	100	0	400.00	SF	10.00	10.00	100	2020	2020	3	95	3,800														
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588														
TOTAL OB/XF 7,596																														
LAND DESCRIPTION																														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE													
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000													
REVIEW DATE 08/13/2021 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																														

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2062/1944	7/29/2016	WD	Q	I	01	202,400

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: BELLAR MATTHEW & CO

2038/0349	4/01/2016	WD	Q	V	05	400,000
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GRANTOR: NASSAU CONOURSE LLC

GRANTEE: DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 S8 FOP=[YR=2016] W14 S5 D3 R3 E11 N8\$ S8 W11 U3 L3 N5 W12 S36 FGR=[YR=2016] S22 E20 N11 FOP=[YR=2016] E7 N6 W7 S6 \$ N11 W20 \$ E20 S5 E7 S14 E13 N63 \$.

VALUATION SUMMARY

VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			215,374
TOTAL MARKET OB/XF VALUE			7,596
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			297,970
SOH/AGL Deduction			99,006
ASSESSED VALUE			198,964
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			148,964
TOTAL JUST VALUE			297,970
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			263,815

Diagram showing property layout with dimensions and area calculations.

Diagram 1: A rectangular lot with dimensions 12, 14, 8, 8, 11, 14, 13, 20, 11, 5, 7, 14, 13, 20, 22, 36, 63. The area is labeled FOP 2016.

Diagram 2: A rectangular lot with dimensions 20, 11, 5, 7, 14, 13, 20, 22, 36, 63. The area is labeled BAS 2016.

Diagram 3: A rectangular lot with dimensions 20, 11, 5, 7, 14, 13, 20, 22, 36, 63. The area is labeled FGR 2016.