LOT 90
IN OR 2106/88
HARBOR CONCOURSE PHASE 1

JOHNSON JOSHUA & YVETTE
97395 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0090-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

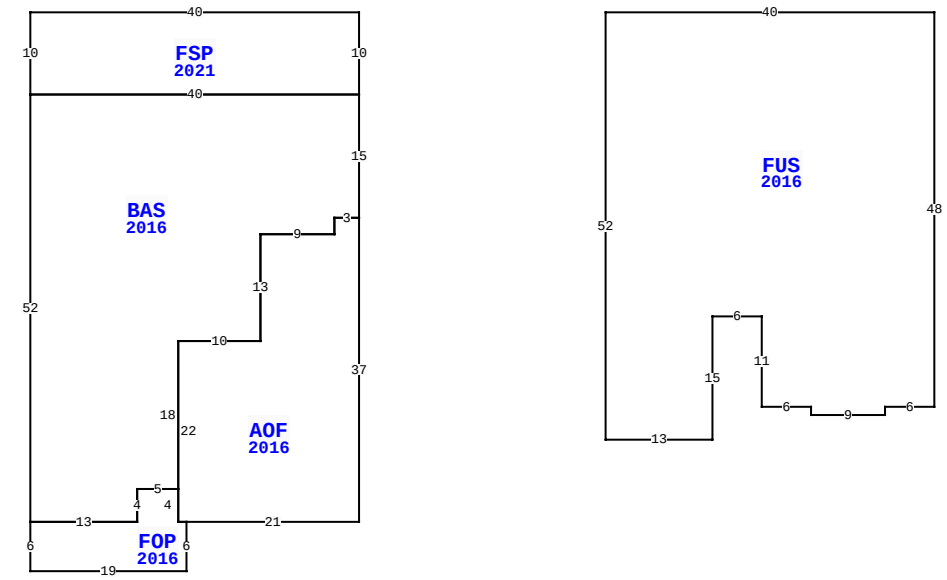
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	646	110	711	68,269
BAS	1,414	100	1,414	135,770
FOP	134	30	40	3,841
FSP	400	40	160	15,363
FUS	1,915	100	1,915	183,874
TOTALS	4,509		4,240	407,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,240	109.1244	98.48	417,555	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2021 Heated Area: 3975 HX Base Yr 2021



97395 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		407,116
TOTAL MARKET OB/XF VALUE		15,329
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		497,445
SOH/AGL Deduction		102,083
ASSESSED VALUE		395,362
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		340,362
TOTAL JUST VALUE		497,445
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631834	NEW CONSTR	408,997	02/22/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2106/0088	2/17/2017	WD	Q	I	02	365,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JOHNSON JOSHUA & YV						
2018/1543	12/11/2015	WD	Q	V	05	300,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W40 S10 BAS=[YR=2016] S52 FOP=[YR=2016] S6 E19 N6 AOF=[YR=2016] 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= E30 FUS=[YR=2016] E40 S48 W6 S1 W9 N1 W6 N11 W6 S15 W13 N52 $ W30 $.

EXTRA FEATURES

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	1,080.00	SF	5.20	5.20	100	2016	2016	3	97	5,448	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	98	3,430	
3	0462	ST/AL FNC	0	100	0	0	768.00	SF	10.00	10.00	100	2016	2016	3	84	6,451	

LAND DESCRIPTION

TOTAL OB/XF 15,329

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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