LOT 91
HARBOR CONCOURSE PHASE 1
PB 8/116

SAYLES TYLER/
9324 CRESCENT LOOP CIRCLE
TAMPA, FL 33619

2023

29-2N-28-0115-0091-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

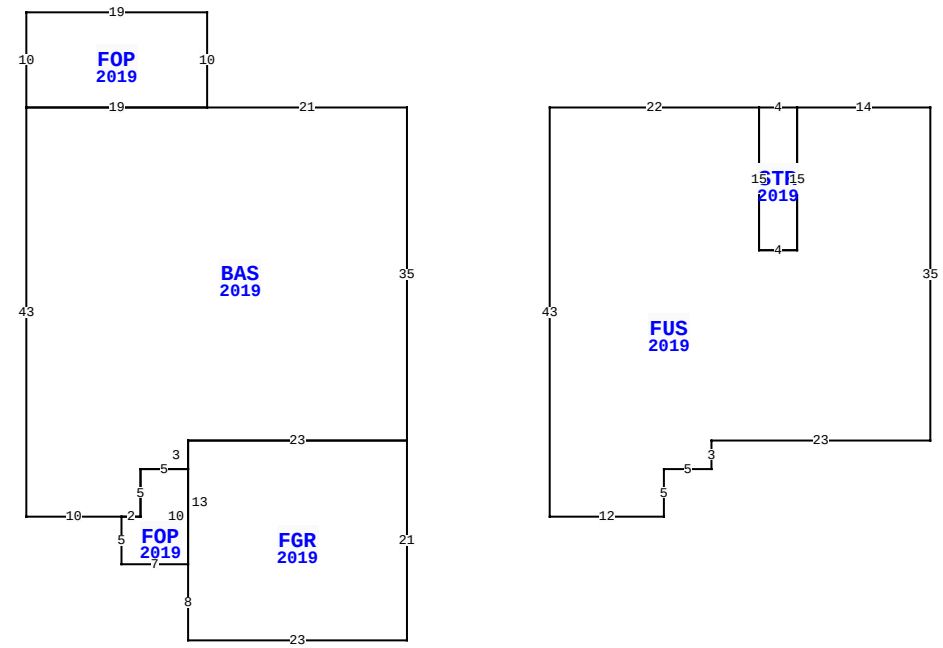
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	143,710
FGR	483	55	266	25,299
FOP	60	30	18	1,712
FOP	190	30	57	5,421
FUS	1,451	100	1,451	138,004
STR	60	10	6	570
TOTALS	3,755		3,309	314,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,309	106.4532	96.07	317,896	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2962 HX Base Yr 2021



97001 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		314,717
TOTAL MARKET OB/XF VALUE		7,678
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		397,395
SOH/AGL Deduction		92,352
ASSESSED VALUE		305,043
TOTAL EXEMPTION VALUE	HX HB XM	50,000
BASE TAXABLE VALUE		255,043
TOTAL JUST VALUE		397,395
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807867	CO ISSUED	0	03/04/2019
B1807867	NEW CONSTR	379,104	08/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2641/669	5/18/2023	QC	U	I	11	100
GRANTOR: SAYLES ELIZABETH SOMM						
GRANTEE: SAYLES TYLER						
2331/1289	1/03/2020	WD	Q	I	01	327,000
GRANTOR: PHIPPS JASON P & NICO						
GRANTEE: SAYLES TYLER WYATT						

BUILDING NOTES

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	639.00	SF	5.20	5.20	100	2019	2019	3	99	3,290	
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	

BUILDING DIMENSIONS

BAS=[YR=2019] W21 FOP=[YR=2019] N10 W19 S10 E19$ W19 S43 E10 FOP=[YR=2019] S5 E7 FGR=[YR=2019] S8 E23 N21 W23 S13$ N10 W5 S5 W2$ E2 N5 E5 N3 E23 N35$ PTR= E15 FUS=[YR=2019] E22 STR=[YR=2019] E4 S15 W4 N15$ S15 E4 N15 E14 S35 W23 S3 W5 S5 W12 N43$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 7,678

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 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