

LOT 92
IN OR 2112/1867
PT OR 2062/1494

KENNEDY DANNY SHAWN & SHEILA
97007 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0092-0000



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									
Exterior Wall	31	HARDIE BRD 100	0100	01	2,523	117.4320	105.98	267,388	2017	2017	0	0	2.00	98.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2019												Heated Area: 2198									
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2019									
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		4 100																						
Bathrooms		3 100																						
Frame	02	WOOD FRAME 100																						
Stories	1.5	1.5 100																						
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	1,722	100	1,722	178,848																				
FGR	440	55	242	25,134																				
FOP	42	30	13	1,350																				
FOP	232	30	70	7,271																				
FUS	476	100	476	49,437																				
TOTALS			2,912		2,523	262,040																		
EXTRA FEATURES			97007 HARBOR CONCOURSE 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	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	6.50	100	2017	2017	3	97	359									
2	0811	CONCRETE B	0 100	0	0	576.00	SF	5.20	5.20	100	2017	2017	3	97	2,905									
3	0861	POOL GUNIT	0 100	0	0	324.00	SF	85.00	85.00	100	2019	2019	3	93	25,612									
4	0855	CONC PAVER	0 100	0	0	484.00	SF	10.00	10.00	100	2019	2019	3	99	4,792									
5	0462	ST/AL FNC	0 100	0	0	480.00	SF	10.00	10.00	100	2019	2019	3	93	4,464									
6	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288									
TOTAL OB/XF 38,420																								
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 04/22/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																								