

LOT 95
IN OR 2165/794
HARBOR CONCOURSE PHASE 1

COMBS CHARLES B & BARBARA JOYCE ET AL/FORSYTH MELI
97025 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0095-0000



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	2,044	118.8495	107.26	219,239	2017	2017	0	0	0	2.00	98.00	VALUATION SUMMARY																
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2018													Heated Area: 1722																
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2018																
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		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	1,722	100	1,722	181,008																												
FGR	440	55	242	25,438																												
FOP	42	30	13	1,366																												
FOP	224	30	67	7,042																												
TOTALS			2,428		2,044	214,854																										
EXTRA FEATURES																				97025 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	604.00	SF	5.20	5.20	100	2017	2017	3	97	3,047																
3	0855	CONC PAVER	0	100	0	0	225.00	SF	10.00	10.00	100	2020	2020	3	99	2,228																
LAND DESCRIPTION																				TOTAL OB/XF 5,634												
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	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																																