LOT 97
IN OR 2198/707
HARBOR CONCOURSE PHASE 1

CHERESKIN JAMES M L/E/
2708 ROCK COURT
TRAVERSE CITY, MI 49684

2023

29-2N-28-0115-0097-0000

BUILDING CHARACTERISTICS

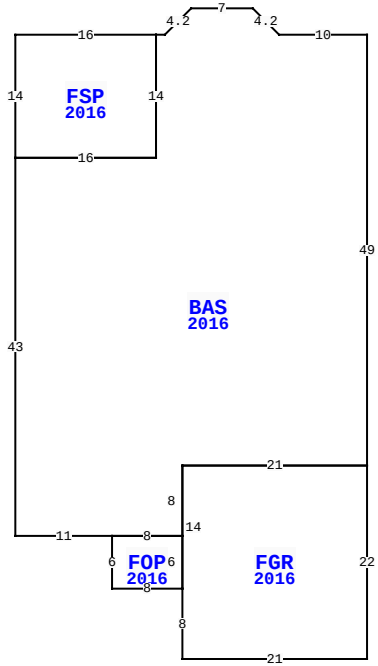
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,918	100	1,918	207,875
FGR	462	55	254	27,529
FOP	48	30	14	1,517
FSP	224	40	90	9,754
TOTALS	2,652		2,276	246,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,276	123.1713	111.16	253,000	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 1918 HX Base Yr



BLD DATE	03/30/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

97037 HARBOR CONCOURSE CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	246,675
TOTAL MARKET OB/XF VALUE	3,653
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	325,328
SOH/AGL Deduction	42,024
ASSESSED VALUE	283,304
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	283,304
TOTAL JUST VALUE	325,328
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632953	CO ISSUED	0	12/30/2016
B1632953	NEW CONSTR	244,739	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2198/0707	5/17/2018	LE	U	I	11	100
GRANTOR: CHERESKIN JAMES M						
GRANTEE: CHERESKIN JAMES M L						
2173/0880	1/24/2018	WD	Q	I	01	277,000
GRANTOR: BERT MATTHEW S						
GRANTEE: CHERESKIN JAMES M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W10 U3 L3 W7 D3 L3 W1 FSP=[YR=2016] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2016] S6 E8 FGR=[YR=2016] S8 E21 N22 W21 S14$ N6 W8$ E8 N8 E21 N49$.

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	0	0	0	668.00	SF	5.20	5.20	100	2016	2016	3	97	3,369	
2	0810	CONCRETE A	0	0	15	3	45.00	SF	6.50	6.50	100	2016	2016	3	97	284	

LAND DESCRIPTION

TOTAL OB/XF 3,653

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	000134	C	SFR POND	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/27/2017 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS