LOT 99
HARBOR CONCOURSE PHASE 2
PB 8/162

COLLIER BARRY STEPHEN
97061 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0099-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

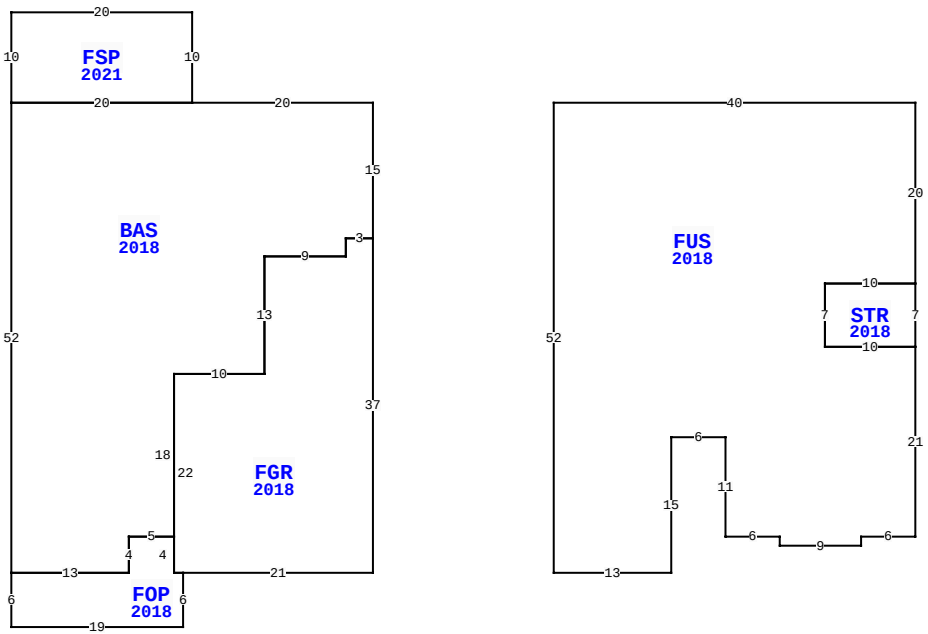
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	1,414	138,392
FGR	646	55	355	34,745
FOP	134	30	40	3,915
FSP	200	40	80	7,830
FUS	1,845	100	1,845	180,575
STR	70	10	7	685
TOTALS	4,309		3,741	366,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,741	110.6595	99.87	373,614	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2023 Heated Area: 3259 HX Base Yr 2023



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

97061 HARBOR CONCOURSE CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		366,142
TOTAL MARKET OB/XF VALUE		4,051
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		445,193
SOH/AGL Deduction		0
ASSESSED VALUE		445,193
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		395,193
TOTAL JUST VALUE		445,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007236	CO ISSUED	0	07/17/2018
B1702910	NEW CONSTR	403,532	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2523/0931	12/13/2021	WD	Q	I	01	489,900
GRANTOR: JONES CLAYTON L & KIM						
GRANTEE: COLLIER BARRY STEPH						
2214/1718	7/26/2018	WD	Q	I	01	342,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JONES CLAYTON L & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W20 FSP=[YR=2021] N10 W20 S10 E20$ W20 S52
FOP=[YR=2018] S6 E19 N6 FGR=[YR=2018] E21 N37 W3 S2 W9 S13
W10 S22 E1$ W1 N4 W5 S4 W13$ E13 N4 E5 N18 E10 N13 E9 N2 E3
N15$ PTR=E20 FUS=[YR=2018] E40 S20 STR=[YR=2018] S7 W10 N7
E10$ W10 S7 E10 S21 W6 S1 W9 N1 W6 N11 W6 S15 W13 N52$ W20 $.

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	795.00	SF	5.20	5.20	100	2018	2018	3	98	4,051	

LAND DESCRIPTION

TOTAL OB/XF 4,051

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/19/2018 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS