LOT 106
HARBOR CONCOURSE PHASE 2
PB 8/162

SAXTON BARBARA A REV LVG TRUST/SAXTON BARBARA A TR
97135 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0106-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

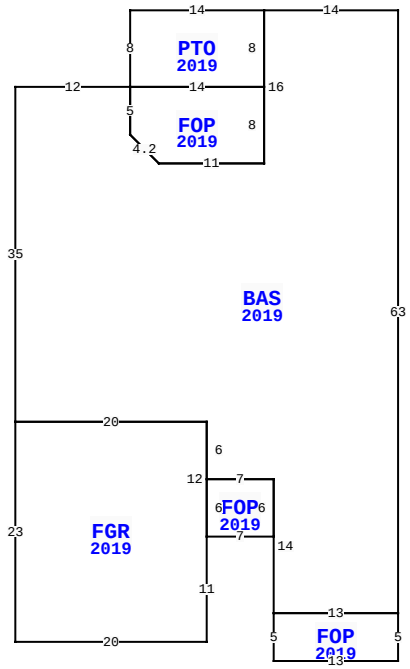
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,707	100	1,707	190,502
FGR	460	55	253	28,235
FOP	42	30	13	1,451
FOP	65	30	20	2,232
FOP	108	30	32	3,572
PTO	112	5	6	670
TOTALS	2,494		2,031	226,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,031	125.5380	113.30	230,112	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 1707 HX Base Yr



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

97135 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	226,660
TOTAL MARKET OB/XF VALUE	3,642
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	305,302
SOH/AGL Deduction	40,435
ASSESSED VALUE	264,867
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	264,867
TOTAL JUST VALUE	305,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230004477	10X18 GLASS ENCLO	5,983	04/05/2023
C1900205	CO ISSUED	0	06/14/2019
B1900205	NEW CONSTR	233,635	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2284/0877	6/10/2019	WD	Q	I	01	299,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SAXTON BARBARA A RE						
2218/0786	8/02/2018	WD	Q	V	05	240,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 PTO=[YR=2019] W14 S8 FOP=[YR=2019] S5 D3 R3 E11 N8 W14 $ E14 N8$ S16 W11 L3 U3 N5 W12 S35 FGR=[YR=2019] S23 E20 N11 FOP=[YR=2019] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 FOP=[YR=2019] S5 E13 N5 W13$ E13 N63$.

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	0810	CONCRETE A	0	0	0	0	54.00	SF	6.50	6.50	100	2019	2019	3	99	347	
2	0811	CONCRETE B	0	0	0	0	640.00	SF	5.20	5.20	100	2019	2019	3	99	3,295	

LAND DESCRIPTION

TOTAL OB/XF 3,642

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 08/06/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS