

LOT 107
HARBOR CONCOURSE PHASE 2
PB 8/162

CASTRO KATHERINE M/RODRIGUEZ DAVID R
97147 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0107-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	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
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NEIGHBORHOOD/LOC	4145.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	1,658	179,112
FGR	420	55	231	24,955
FOP	42	30	13	1,405
FOP	120	30	36	3,889
FUS	359	100	359	38,782
STR	39	10	4	432

TOTALS	2,638		2,301	248,574
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	27.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	0	0	0	643.00	SF	5.20	5.20	
3	0462	ST/AL FNC	0	0	105	0	420.00	SF	10.00	10.00	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	0			0.00	0.00	1.00	LT	

REVIEW DATE	08/06/2019	BY	KW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,301	120.9075	109.12	251,085	2019	2019	0	0	1.00	99.00

1 SINGLE FAM - 0% - 0

97147 HARBOR CONCOURSE CIR, FERNANDINA BEACH				BLD DATE	03/30/2023			NW	LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
27.00	SF	6.50	6.50	100	2019	2019	3	99	174	
643.00	SF	5.20	5.20	100	2019	2019	3	99	3,310	
420.00	SF	10.00	10.00	100	2021	2021	3	98	4,116	
1.00	UT	300.00	300.00	100	2021	2021	3	99	297	

TOTAL OB/XF													
7,897													

Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		248,574	
TOTAL MARKET OB/XF VALUE		7,897	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		331,471	
SOH/AGL Deduction		44,366	
ASSESSED VALUE		287,105	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		287,105	
TOTAL JUST VALUE		331,471	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		294,065	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1902898	CO ISSUED	0	08/13/2019
B1902898	NEW CONSTR	271,390	03/27/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2344/1358	2/28/2020	WD	Q	I	01	279,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: CASTRO KATHERINE M							
2218/0786	8/02/2018	WD	Q	V	05	240,000	
GRANTOR: NASSAU CONCOURSE LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] W28 FOP=[YR=2019] N10 W12 S10 E12\$ W12 S54 E14 FOP=[YR=2019] E6 N2 FGR=[YR=2019] E20 N20 W21 S20 E1\$ W1 N6 W5 S8\$ N8 E5 N14 E21 N32\$ PTR= E15 FUS=[YR=2019] E8 STR=[YR=2019] N3 E13 S3 W13\$ E13 N3 E5 S17 W21 N4 W5 N10\$ W15\$.											