LOT 108
HARBOR CONCOURSE PHASE 2
PB 8/162

BOONE CHADRIC D & JENNIFER N
97159 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0108-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

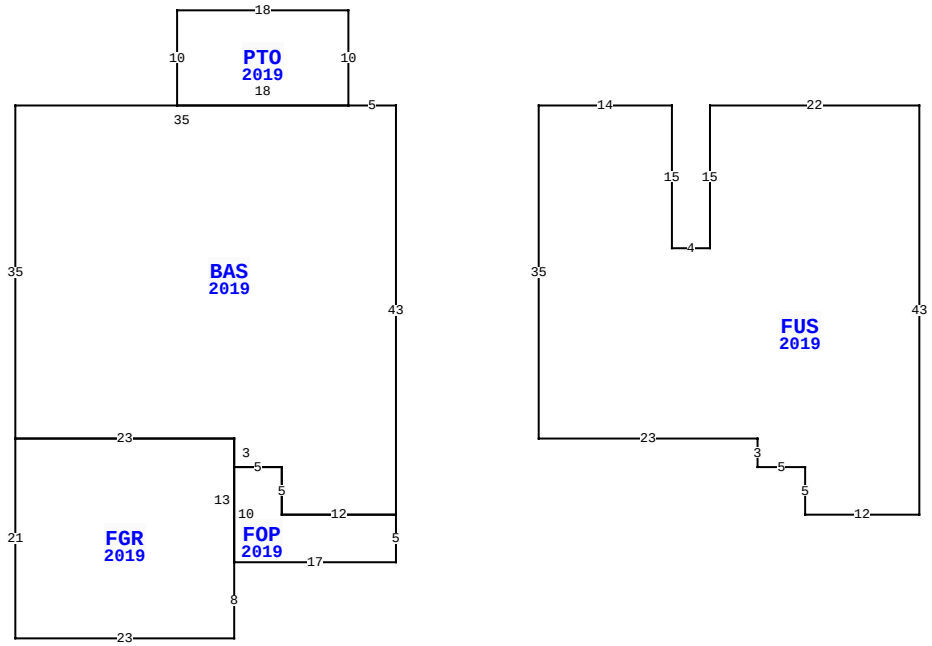
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100	1,511	144,757
FGR	483	55	266	25,484
FOP	110	30	33	3,161
FUS	1,451	100	1,451	139,009
PTO	180	5	9	862
TOTALS	3,735		3,270	313,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,270	107.2260	96.77	316,438	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2962 HX Base Yr 2022



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

97159 HARBOR CONCOURSE CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,274
TOTAL MARKET OB/XF VALUE		7,815
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		396,089
SOH/AGL Deduction		52,427
ASSESSED VALUE		343,662
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		293,662
TOTAL JUST VALUE		396,089
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1802237	CO ISSUED	0	04/15/2019
18012237	NEW CONSTR	386,930	12/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2476/1850	7/01/2021	WD	Q	I	01	425,000
GRANTOR: MAIER CHRISTOPHER						
GRANTEE: BOONE CHADRIC D & J						
2269/1214	4/16/2019	WD	Q	I	01	295,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MAIER CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W5 PTO=[YR=2019] N10 W18 S10 E18$ W35 S35 FGR=[YR=2019] S21 E23 N8 FOP=[YR=2019] E17 N5 W12 N5 W5 S10$ N13 W23$ E23 S3 E5 S5 E12 N43$ PTR= E15 FUS=[YR=2019] E14 S15 E4 N15 E22 S43 W12 N5 W5 N3 W23 N35$ W15$.

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	699.00	SF	5.20	5.20	100	2019	2019	3	99	3,598	
2	0462	ST/AL FNC	0	100	100	0	400.00	SF	10.00	10.00	100	2021	2021	3	98	3,920	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	

LAND DESCRIPTION

TOTAL OB/XF 7,815

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/24/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS