LOT 111
HARBOR CONCOURSE PHASE 2
PB 8/162

BERKOWITZ MARK D & CHERYL T
97199 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0111-0000

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	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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

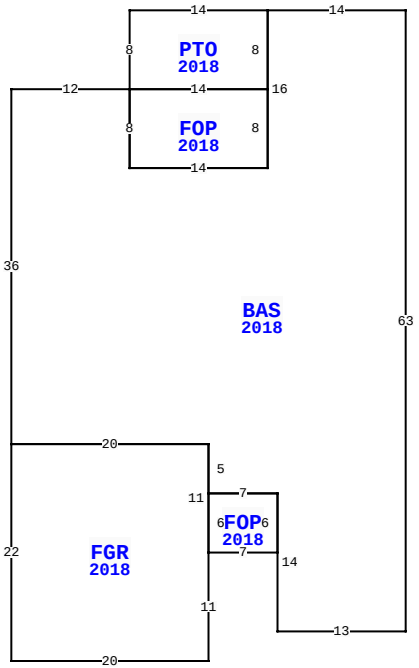
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	1,722	192,176
FGR	440	55	242	27,008
FOP	42	30	13	1,451
FOP	112	30	34	3,794
PTO	112	5	6	670
TOTALS	2,428		2,017	225,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,017	125.5380	113.30	228,526	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1722 HX Base Yr 2023



97199 HARBOR CONCOURSE CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,098
TOTAL MARKET OB/XF VALUE		3,226
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		303,324
SOH/AGL Deduction		0
ASSESSED VALUE		303,324
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		253,324
TOTAL JUST VALUE		303,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707939	CO ISSUED	0	04/02/2018
B1707939	NEW CONSTR	288,554	08/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2631/914	4/14/2023	WD	Q	I	01	418,500
GRANTOR: HIGHFILL LESLIE RENEE						
GRANTEE: BERKOWITZ MARK D &						
2514/1616	11/15/2021	WD	Q	I	01	336,300
GRANTOR: BERNARD BRIAN W & JAM						
GRANTEE: HIGHFILL LESLIE REN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 PTO=[YR=2018] W14 S8 FOP=[YR=2018] S8 E14 N8 W14$ E14 N8 $ S16 W14 N8 W12 S36FGR=[YR=2018] S22 E20 N11 FOP=[YR=2018] E7 N6 W7 S6$ N11 W20$ E20 S5 E7 S14 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	0811	CONCRETE B	0	100	0	0	633.00	SF	5.20	5.20	100	2018	2018	3	98	3,226	

LAND DESCRIPTION

TOTAL OB/XF 3,226

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 04/12/2018 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS