

LOT 112  
HARBOR CONCOURSE PHASE 2  
PB 8/162

RAKES BRIAN K &/DECKERS-RAKES CAITLIN  
97211 HARBOR CONCOURSE CIR  
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0112-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 60   |
| Interior Floor           | 14 | CARPET 40      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3 100          |
| 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 |
|---------|--|----------|----|

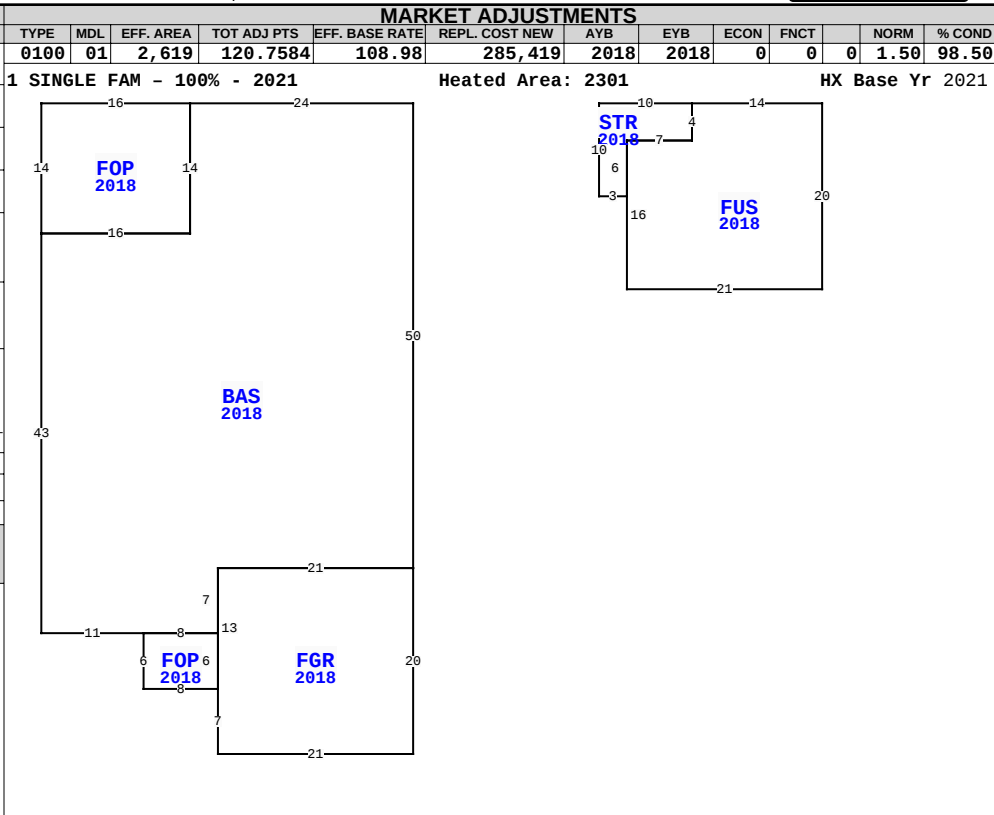
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 4145.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,909            | 100         | 1,909        | 204,922              |
| FGR       | 420              | 55          | 231          | 24,796               |
| FOP       | 48               | 30          | 14           | 1,503                |
| FOP       | 224              | 30          | 67           | 7,192                |
| FUS       | 392              | 100         | 392          | 42,079               |
| STR       | 58               | 10          | 6            | 644                  |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,051 |  | 2,619 | 281,138 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |     |   |       |    |        |                |
|----------------|------------|-------------|---------|-----|---|-------|----|--------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT | Adj R  | ADJ UNIT PRICE |
| 1              | 0811       | CONCRETE B  | 0       | 100 | 0 | 0     |    | 592.00 | 5.20           |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000134   | C   | SFR POND             | 100 |     |          | 0.00  | 0.00  | 1.00        |



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

| L N | 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     |    | 592.00 | 5.20           | 100       | 2018    | 2018        | 3 | 98     | 3,017           |       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             | 3,017     |     |          |        |         |            |                |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE |
| 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      |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-------------|--|--|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | 4           |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD    |  |  |  |  |  |  |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  | Tax Dist:   |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 281,138     |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 3,017       |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 75,000      |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 359,155     |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 83,231      |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 275,924     |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,000      |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 225,924     |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 359,155     |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0           |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |             |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 321,518     |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 18010900   | CO ISSUED   | 0       | 10/30/2018 |
| 18006079   | NEW CONSTR  | 299,156 | 06/14/2018 |

| SALES DATA                     |           |              |        |        |           |               |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2384/0923                      | 8/07/2020 | WD           | Q      | I      | 01        | 324,000       |
| GRANTOR: SPYKER CHELSEA R & MA |           |              |        |        |           |               |
| GRANTEE: RAKES BRIAN K & CAI   |           |              |        |        |           |               |
| 2260/0656                      | 3/05/2019 | WD           | Q      | I      | 01        | 288,000       |
| GRANTOR: DREAM FINDERS HOMES L |           |              |        |        |           |               |
| GRANTEE: SPYKER CHELSEA R &    |           |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2018] W24 FOP=[YR=2018] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$ PTR=E20 STR=[YR=2018] E10 FUS=[YR=2018] E14 S20 W21 N16 E7 N4\$ S4 W7 S6 W3 N10\$ W20\$. |  |  |  |  |  |  |  |  |  |