LOT 117
HARBOR CONCOURSE PHASE 2
PB 8/162

THRIFT WILLIAM KYLE
816 WEST WEST STREET
TAMPA, FL 33602

2023

29-2N-28-0115-0117-0000

BUILDING CHARACTERISTICS

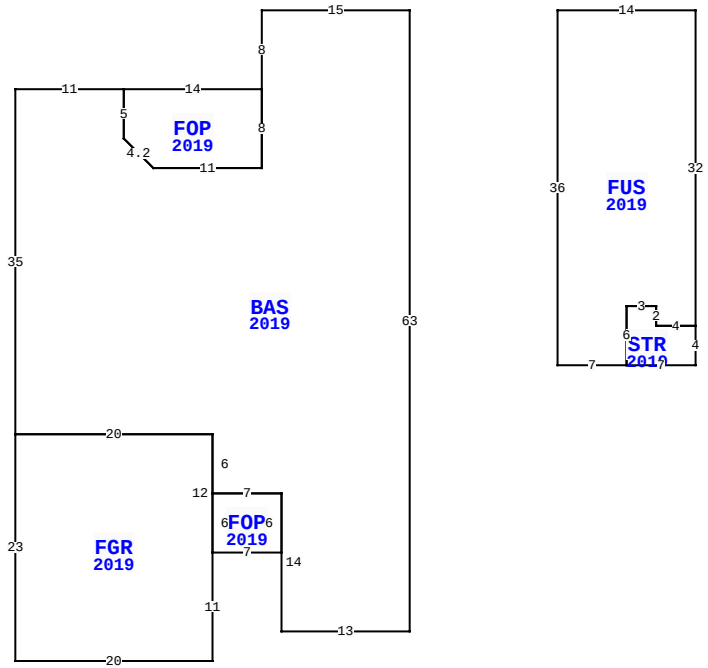
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	1,715	100	1,715	181,959
FGR	460	55	253	26,843
FOP	42	30	13	1,379
FOP	108	30	32	3,395
FUS	470	100	470	49,866
STR	34	10	3	319
TOTALS	2,829		2,486	263,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,486	118.7424	107.17	266,425	2019	2019	0	0	0	1.00	99.00

1 SINGLE FAM – 0% - 0 Heated Area: 2185 HX Base Yr



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

81527 BOATSWAIN CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	263,761
TOTAL MARKET OB/XF VALUE	3,315
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	342,076
SOH/AGL Deduction	43,301
ASSESSED VALUE	298,775
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,775
TOTAL JUST VALUE	342,076
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900253	CO ISSUED	0	04/26/2019
B1909118	NEW CONSTR	289,584	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2636/1508	5/04/2023	WD	Q	I	01	437,500
GRANTOR: D'ALLEGRO ROBERT B L/						
GRANTEE: THRIFT WILLIAM KYLE						
2452/0368	4/14/2021	LE	U	I	11	100
GRANTOR: D'ALLEGRO ROBERT B						
GRANTEE: D'ALLEGRO ROBERT S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W15 S8 FOP=[YR=2019] W14 S5 D3 R3 E11 N8$ S8 W11 L3 U3 N5 W11 S35 FGR=[YR=2019] S23 E20 N11 FOP=[YR=2019] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63 $ PTR= E15 FUS=[YR=2019] E14 S32 STR=[YR=2019] S4 W7 N6 E3 S2 E4$ W4 N2 W3 S6 W7 N36$ 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	0	0	0	644.00	SF	5.20	5.20	100	2019	2019	3	99	3,315	

LAND DESCRIPTION

TOTAL OB/XF 3,315

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/22/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS