

LOT 122
IN OR 2186/1240
HARBOR CONCOURSE PHASE 2

DUKES ROGER M & CHERYL A
81532 BOATSWAIN CT
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0122-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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	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
BAS	1,722	100
FGR	440	55
FOP	49	30
FSP	232	40
FUS	464	100
STR	48	10
TOTALS	2,955	2,541

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,541	122.0688	110.17	279,942	2018	2018	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2019 Heated Area: 2186 HX Base Yr 2019											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,722	100	1,722	186,867							
FGR	440	55	242	26,261							
FOP	49	30	15	1,628							
FSP	232	40	93	10,092							
FUS	464	100	464	50,352							
STR	48	10	5	543							
TOTALS	2,955		2,541	275,743							

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	100	0	0	470.00	SF	6.50	6.50	
2	0462	ST/AL FNC	0	100	160	0	640.00	SF	10.00	10.00	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	
4	0855	CONC PAVER	0	100	0	0	175.00	SF	10.00	10.00	

81532 BOATSWAIN CT, FERNANDINA BEACH					INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
470.00	SF	6.50	6.50	100	2018	2018	3	98	2,994			
640.00	SF	10.00	10.00	100	2018	2018	3	90	5,760			
2.00	UT	300.00	300.00	100	2018	2018	3	95	570			
175.00	SF	10.00	10.00	100	2020	2020	3	99	1,733			

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	100			0.00	0.00	1.00	LT	

TOTAL OB/XF 11,057											
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	100			0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 275,743											
TOTAL MARKET OB/XF VALUE 11,057											
TOTAL LAND VALUE - MARKET 75,000											
TOTAL MARKET VALUE 361,800											
SOH/AGL Deduction 102,764											
ASSESSED VALUE 259,036											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 209,036											
TOTAL JUST VALUE 361,800											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 320,160											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705757	CO ISSUED	0	03/29/2018
B1705757	NEW CONSTR	274,980	06/28/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2186/1240	3/28/2018	WD	Q	I	02	258,100	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: DUKES ROGER M & CHE							
2121/1965	5/23/2017	WD	Q	V	05	220,000	
GRANTOR: NASSAU CONCOURSE LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W11 FSP=[YR=2018] N8 W15 S16 E14 N8 E1\$ W1 S8 W14 N16 W14 S63 E13 N7 FOP=[YR=2018] E7 FGR=[YR=2018] S10 E20 N22 W20 S12\$ N7 W7 S7\$ N7 E7 N5 E20 N36\$ PTR=E20 FUS=[YR=2018] E14 S36 W7 STR=[YR=2018] W9 N4 E5 N3 E4 S7\$ N7 W4 S3 W3 N32\$ W20\$.											