

LOT 124
IN OR 2176/1107
HARBOR CONCOURSE PHASE 2

ANDERSON-BELL BOBBIE &/BELL ANTHONY C
81516 BOATSWAIN CT
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0124-0000



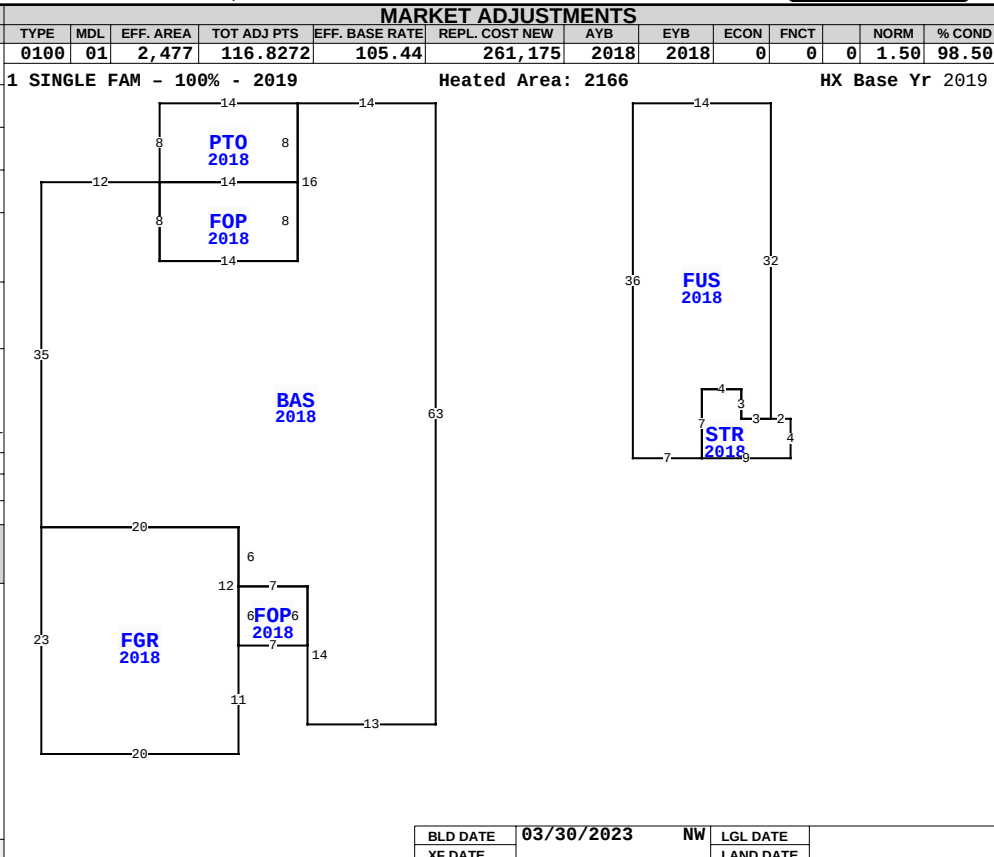
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,702	100	1,702	176,767
FGR	460	55	253	26,276
FOP	42	30	13	1,350
FOP	112	30	34	3,531
FUS	464	100	464	48,190
PTO	112	5	6	624
STR	48	10	5	519
TOTALS	2,940		2,477	257,257

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	677.00	SF	5.20	5.20	100	2018

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



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

TOTAL OB/XF											
3,450											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 4	Tax Dist:										
BUILDING MARKET VALUE	257,257										
TOTAL MARKET OB/XF VALUE	3,450										
TOTAL LAND VALUE - MARKET	75,000										
TOTAL MARKET VALUE	335,707										
SOH/AGL Deduction	94,029										
ASSESSED VALUE	241,678										
TOTAL EXEMPTION VALUE	HX HB 50,000										
BASE TAXABLE VALUE	191,678										
TOTAL JUST VALUE	335,707										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	299,864										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705762	CO ISSUED	0	02/01/2018
B1705762	NEW CONSTR	272,252	06/28/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2176/1107	1/31/2018	WD	Q	I	01	256,700	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: ANDERSON- BELL BOBBI							
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] W14 PTO=[YR=2018] W14 S8 FOP=[YR=2018] S8 E14 N8 W14\$ E14 N8\$ S16 W14 N8 W12 S35 FGR=[YR=2018] S23 E20 N11 FOP=[YR=2018] E7 N6 W7 S6\$ N12 W20\$ E20 S6 E7 S14 E13 N63 \$ PTR=E20 FUS=[YR=2018] E14 S32 STR=[YR=2018] E2 S4 W9 N7 E4 S3 E3\$ W3 N3 W4 S7 W7 N36\$ W20\$.											