LOT 127
HARBOR CONCOURSE PHASE 2
PB 8/162

YE QIANG &/CHEN LING LING &
97255 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0127-0000

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	08	SHT VINYL 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		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

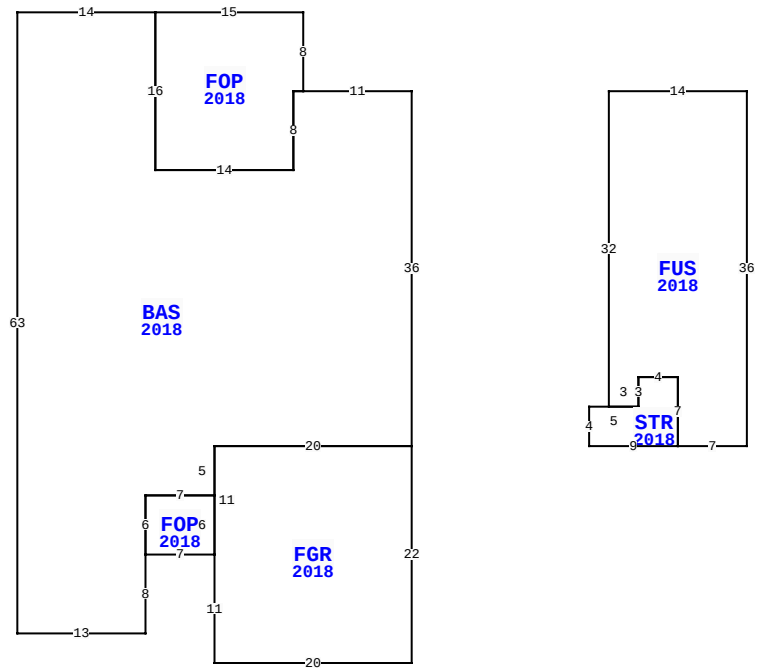
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	1,722	172,823
FGR	440	55	242	24,287
FOP	42	30	13	1,305
FOP	232	30	70	7,025
FUS	464	100	464	46,568
STR	48	10	5	501
TOTALS	2,948		2,516	252,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,516	112.8960	101.89	256,355	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 2186 HX Base Yr



97255 HARBOR CONCOURSE CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	252,510
TOTAL MARKET OB/XF VALUE	3,017
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	330,527
SOH/AGL Deduction	42,341
ASSESSED VALUE	288,186
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	288,186
TOTAL JUST VALUE	330,527
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011116	CO ISSUED	0	11/06/2018
18006078	NEW CONSTR	287,698	06/14/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2263/1728	3/22/2019	WD	Q	I	01	277,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: YE QIANG & LING LIN						
2180/0667	2/26/2018	WD	Q	V	05	300,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W11 FOP=[YR=2018] N8 W15 S16 E14 N8 E1$ W1 S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2018] E7 FGR=[YR=2018] S11 E20 N22 W20 S11$ N6 W7 S6$ N6 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$.

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	592.00	SF	5.20	5.20	100	2018	2018	3	98	3,017	

LAND DESCRIPTION

TOTAL OB/XF 3,017

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

REVIEW DATE 01/10/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS