

LOT 128
IN OR 2232/1865
HARBOR CONCOURSE PHASE 2

WORTHAM MARIAN K & LOUIS J
97267 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0128-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3.5	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	1,532	100	1,532	151,578
FGR	483	55	266	26,318
FOP	110	30	33	3,265
FSP	120	40	48	4,749
FUS	1,451	100	1,451	143,563
PTO	110	5	6	594
STR	60	10	6	594
TOTALS	3,866		3,342	330,660

EXTRA FEATURES		
L N	OB/IF CODE	DESCRIPTION
1	0811	CONCRETE B
2	0462	ST/AL FNC
3	0463	FENCE GATE
4	0866	POOL FIBER
5	0845	KOOL DECK

L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	616.00	SF	5.20	5.20	100	2018	2018	3	98	3,139	
2	0462	ST/AL FNC	0	100	184	4	736.00	SF	10.00	10.00	100	2018	2018	3	90	6,624	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	
4	0866	POOL FIBER	0	100	26	12	312.00	SF	72.00	72.00	100	2021	2021	3	97	21,790	
5	0845	KOOL DECK	0	100	52	4	208.00	SF	7.25	7.25	100	2021	2021	3	100	1,508	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C

REVIEW DATE	08/20/2021	BY	KW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,342	111.8628	100.96	337,408	2018	2018	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2019											
Heated Area: 2983											
HX Base Yr 2019											

97267 HARBOR CONCOURSE CIR, FERNANDINA BEACH	BLD DATE	03/30/2023	NW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

TOTAL OB/IF											
33,631											
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

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		330,660	
TOTAL MARKET OB/XF VALUE		33,631	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		439,291	
SOH/AGL Deduction		119,070	
ASSESSED VALUE		320,221	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		270,221	
TOTAL JUST VALUE		439,291	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		385,870	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2102044	FIBERGLASS POOL	7,500	02/22/2021
18010503	CO ISSUED	0	10/17/2018
18005659	NEW CONSTR	381,184	06/05/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2232/1865	10/22/2018	WD	Q	I	02
298,200					
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: WORTHAM MARIAN K &					
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] W2 U3 L3 W4 D3 L3 PTO=[YR=2018] N10 W11		
FSP=[YR=2021] W12 S10 E12 N10\$ S10 E11\$ W28 S43 FOP=[YR=2018]		
S5 E17 FGR=[YR=2018] S8 E23 N21 W23 S13\$ N10 W5 S5 W12\$ E12		
N5 E5 N3 E23 N35\$ PTR=E20 FUS=[YR=2018] E22 STR=[YR=2018] E4		
S15 W4 N15\$ S15 E4 N15 E14 S35 W23 S3 W5 S5 W12 N43\$ W20\$.		

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common: 75,000	PRINTED 08/02/2023 BY SYS
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