

LOT 130
IN OR 2210/670
HARBOR CONCOURSE PHASE 2

HENNING BRIAN & CRYSTAL
97281 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0130-0000



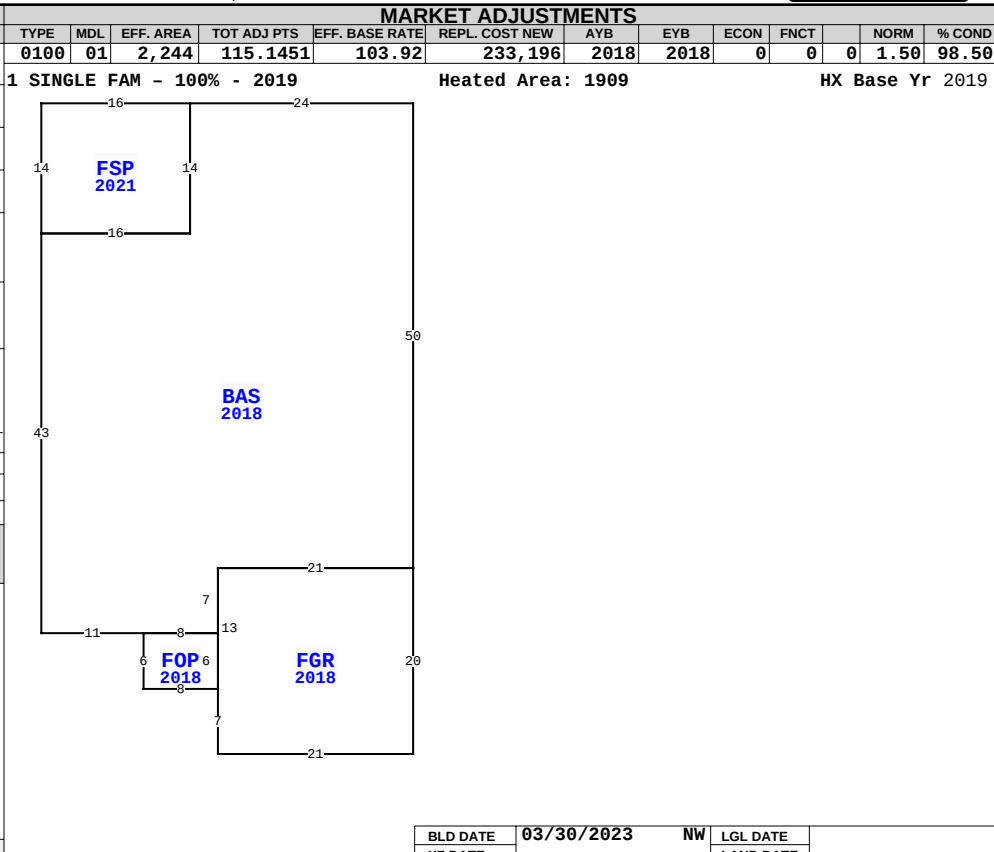
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,909	100	1,909	195,407
FGR	420	55	231	23,646
FOP	48	30	14	1,433
FSP	224	40	90	9,213
TOTALS	2,601		2,244	229,698

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	622.00	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



TOTAL OB/XF											
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 4	Tax Dist:										
BUILDING MARKET VALUE	229,698										
TOTAL MARKET OB/XF VALUE	3,170										
TOTAL LAND VALUE - MARKET	75,000										
TOTAL MARKET VALUE	307,868										
SOH/AGL Deduction	109,557										
ASSESSED VALUE	198,311										
TOTAL EXEMPTION VALUE	50,000										
BASE TAXABLE VALUE	148,311										
TOTAL JUST VALUE	307,868										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	274,835										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1800725	CO ISSUED	0	06/21/2018
B1800725	NEW CONSTR	247,719	01/23/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2210/0670	7/12/2018	WD	Q	I	01	246,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HENNING BRIAN & CRY						
2165/1654	12/11/2017	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] W24 FSP=[YR=2021] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$.											