

LOT 131
IN OR 2209/1197
HARBOR CONCOURSE PHASE 2

FOWLER ASHLEY SHEA & JESSICA
97293 HARBOR CONCOURSE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0131-0000



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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,461	100	1,461	138,929
FGR	684	55	376	35,755
FOP	180	30	54	5,135
FUS	2,078	100	2,078	197,601
STR	33	10	3	286

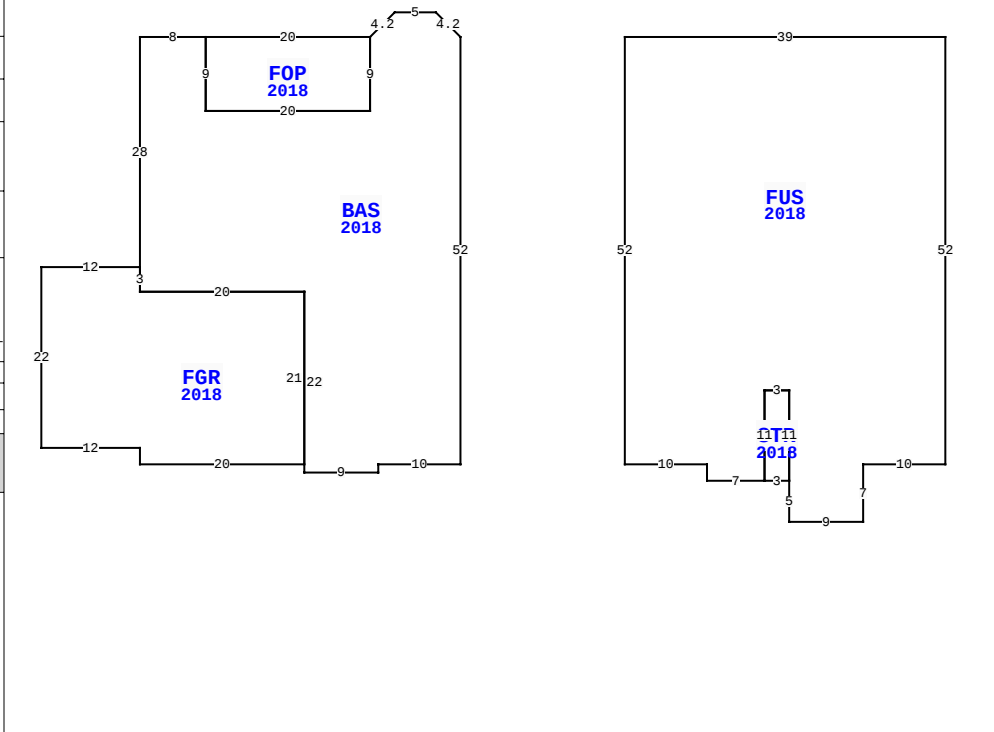
TOTALS	4,436		3,972	377,705
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0	1,189.00	SF	4.00	4.00
2	0476	VF 6 SBPL	0	100	0	0	175.00	LF	32.00	32.00
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100			0.00	0.00	1.00	LT

REVIEW DATE	06/13/2021	BY	KWA
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MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0100	01	3,972	106.9740	96.54	383,457	2018	2018	0	0	98.50
1 SINGLE FAM - 100% - 2019				Heated Area: 3539			HX Base Yr 2019			



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

97293 HARBOR CONCOURSE CIR, FERNANDINA BEACH										
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TOTAL OB/XF										
10,613										

Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	377,705		
TOTAL MARKET OB/XF VALUE	10,613		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	463,318		
SOH/AGL Deduction	127,447		
ASSESSED VALUE	335,871		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	285,871		
TOTAL JUST VALUE	463,318		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	413,451		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1801208	CO ISSUED	0	06/29/2018
B1801208	NEW CONSTR	456,355	02/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2209/1197	6/29/2018	WD	Q	I	01	345,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FOWLER ASHLEY SHEA						
2169/0667	1/02/2018	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] U3 L3 W5 D3 L3 FOP=[YR=2018] W20 S9 E20 N9\$ S9 W20 N9 W8 S28 FGR=[YR=2018] W12 S22 E12 S2 E20 N21 W20 N3\$ S3 E20 S22 E9 N1 E10 N52\$ PTR=E20 FUS=[YR=2018] E39 S52 W10 S7 W9 N5 STR=[YR=2018] W3 N11 E3 S11\$ N11 W3 S11 W7 N2 W10 N52\$ W20\$.										