

LOT 133
HARBOR CONCOURSE PHASE 2
PB 8/162

VALDIZON MARIO & AMY LINNETH
97317 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0133-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall	31	HARDIE BRD 100	0100	01	2,176	114.4248	103.27	224,716	2019	2019	0	0	1.00	99.00	STANDARD												
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022													Heated Area: 1843											
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022											
Interior Wall	05	DRYWALL 100																									
Interior Floor	13	LVT/LAMMT 60																									
Interior Floor	14	CARPET 40																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms		3 100																									
Bathrooms		2.5 100																									
Frame	02	WOOD FRAME 100																									
Stories	2.	2. 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	939	100	939	96,001																							
FGR	462	55	254	25,969																							
FOP	54	30	16	1,635																							
FOP	190	30	57	5,827																							
FUS	904	100	904	92,422																							
STR	64	10	6	614																							
TOTALS			2,613	2,176	222,469																						
EXTRA FEATURES			97317 HARBOR CONCOURSE CIR, FERNANDINA BEACH																								
L N	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	100	0	0	647.00	SF	5.20	5.20	100	2019	2019	3	99	3,331											
2	0462	ST/AL FNC	0	100	140	0	560.00	SF	10.00	10.00	100	2020	2020	3	95	5,320											
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	98	588											
TOTAL OB/XF																		9,239									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000										
REVIEW DATE 06/13/2021 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																											