LOT 135
HARBOR CONCOURSE PHASE 1
PB 8/116

FKH SFR PROPCO H LP
1850 PARKWAY PLACE STE 900
MARIETTA, GA 30067

2023

29-2N-28-0115-0135-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

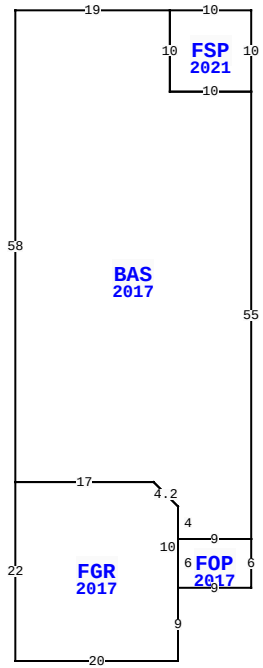
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,650	100	1,650	173,439
FGR	436	55	240	25,227
FOP	54	30	16	1,682
FSP	100	40	40	4,204
TOTALS	2,240		1,946	204,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,946	118.8495	107.26	208,728	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 0 Heated Area: 1650 HX Base Yr



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

97329 HARBOR CONCOURSE CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	204,553
TOTAL MARKET OB/XF VALUE	4,721
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	284,274
SOH/AGL Deduction	6,108
ASSESSED VALUE	278,166
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,166
TOTAL JUST VALUE	284,274
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1703994	CO ISSUED	0	10/24/2017
B1703994	NEW CONSTR	205,469	05/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/1850	10/26/2021	WD	Q	I	01	355,000
GRANTOR: ECKHOFF WILLIAM H JR						
GRANTEE: FKH SFR PROPCO H LP						
2357/1304	3/09/2020	WD	U	I	11	100
GRANTOR: PRIEVE THOMAS ARNOLD						
GRANTEE: ECKHOFF WILLIAM H J						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W10 BAS=[YR=2017] W19 S58 FGR=[YR=2017] S22 E20 N9 FOP=[YR=2017] E9 N6 W9 S6$ N10 U3 L3 W17$ E17 D3 R3 S4 E9 N55 W10 N10$ S10 E10 N10$.

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	580.00	SF	5.20	5.20	100	2017	2017	3	97	2,926	
2	0810	CONCRETE A	0	0	0	0	57.00	SF	6.50	6.50	100	2017	2017	3	97	359	
3	0855	CONC PAVER	0	0	0	0	145.00	SF	10.00	10.00	100	2020	2020	3	99	1,436	

LAND DESCRIPTION

TOTAL OB/XF 4,721

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 08/13/2021 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS