LOT 137
IN OR 2129/777
HARBOR CONCOURSE PHASE 1

MICHAEL SUSAN M
97341 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0137-0000

BUILDING CHARACTERISTICS

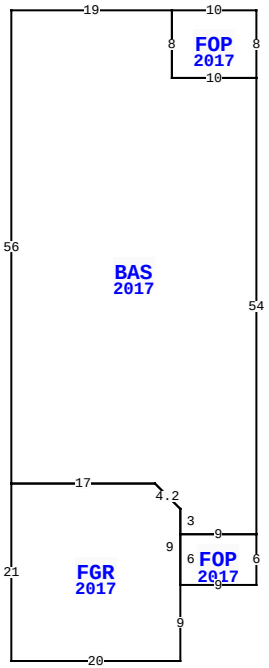
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,603	100	1,603	166,598
FGR	416	55	229	23,799
FOP	54	30	16	1,663
FOP	80	30	24	2,494
TOTALS	2,153		1,872	194,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,872	117.5118	106.05	198,526	2017	2017	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1603 HX Base Yr 2018



97341 HARBOR CONCOURSE CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		194,555
TOTAL MARKET OB/XF VALUE		4,867
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		274,422
SOH/AGL Deduction		78,591
ASSESSED VALUE		195,831
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		140,831
TOTAL JUST VALUE		274,422
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1733635	CO ISSUED	0	06/19/2017
B1633635	NEW CONSTR	203,644	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2129/0777	6/22/2017	WD	Q	I	01	203,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MICHAEL SUSAN M						
2077/1943	10/11/2016	WD	Q	V	05	400,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W10 BAS=[YR=2017] W19 S56 FGR=[YR=2017] S21 E20 N9 FOP=[YR=2017] E9 N6 W9 S6$ N9 L3 U3 W17$ E17 D3 R3 S3 E9 N54 W10 N8$ S8 E10 N8$.

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	0810	CONCRETE A	0	100	12	3	36.00	SF	6.50	6.50	100	2017	2017	3	97	227	
2	0811	CONCRETE B	0	100	0	0	920.00	SF	5.20	5.20	100	2017	2017	3	97	4,640	

LAND DESCRIPTION

TOTAL OB/XF 4,867

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/22/2017 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS