

LOT 138
HARBOR CONCOURSE PHASE 1
PB 8/116

ROCA DANIEL OSCAR & MARY ANGES
97347 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0138-0000



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	PAGE 1 of 1																										
Exterior Wall	16	WD FR STUC 100	0100	01	2,493	116.1216	104.80	261,266	2017	2017	0	0	0	2.50	97.50	VALUATION BY STANDARD																									
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2023													Heated Area: 2198													HX Base Yr 2023												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floor	14	CARPET 60																																							
Interior Floor	11	CLAY TILE 40																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		4 100																																							
Bathrooms		3 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.5	1.5 100																																							
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	1,722	100	1,722	175,954																																					
FGR	440	55	242	24,728																																					
FOP	42	30	13	1,328																																					
FOP	112	30	34	3,474																																					
FUS	476	100	476	48,638																																					
PTO	112	5	6	613																																					
TOTALS			2,904		2,493	254,734																																			
EXTRA FEATURES																																									
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	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	6.50	100	2017	2017	3	97	359																										
2	0811	CONCRETE B	0 100	0	0	570.00	SF	5.20	5.20	100	2017	2017	3	97	2,875																										
3	0855	CONC PAVER	0 100	0	0	236.00	SF	10.00	10.00	100	2017	2017	3	97	2,289																										
4	0462	ST/AL FNC	0 100	120	0	480.00	SF	10.00	10.00	100	2018	2018	3	90	4,320																										
5	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570																										
TOTAL OB/XF 10,413																																									
LAND DESCRIPTION																																									
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	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 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																																									

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2567/0677	5/26/2022	WD	Q	I	02	455,000

GRANTOR: DEAN LEONARD M

GRANTEE: ROCA DANIEL OSCAR &

2199/1953	5/25/2018	WD	Q	I	01	294,000
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GRANTOR: DE PENA CLARA GUTIERR

GRANTEE: DEAN LEONARD M & TE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W12 PTO=[YR=2017] N8 W14 S8 E14\$
FOP=[YR=2017] W14 S8 E14 N8 \$ S8 W14 N16 W14 S63 E13 N8
FOP=[YR=2017] E7 FGR=[YR=2017] S11 E20 N22 W20 S11\$ N6 W7
S6\$ N6 E7 N5 E20 N36\$ PTR= E25 FUS=[YR=2017] E14 S36 W7 N4
W7 N32\$ W25\$.