

LOT 141
HARBOR CONCOURSE PHASE 1
PB 8/116

KING JAMES M & KIMBERLY A
97365 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0141-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
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	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

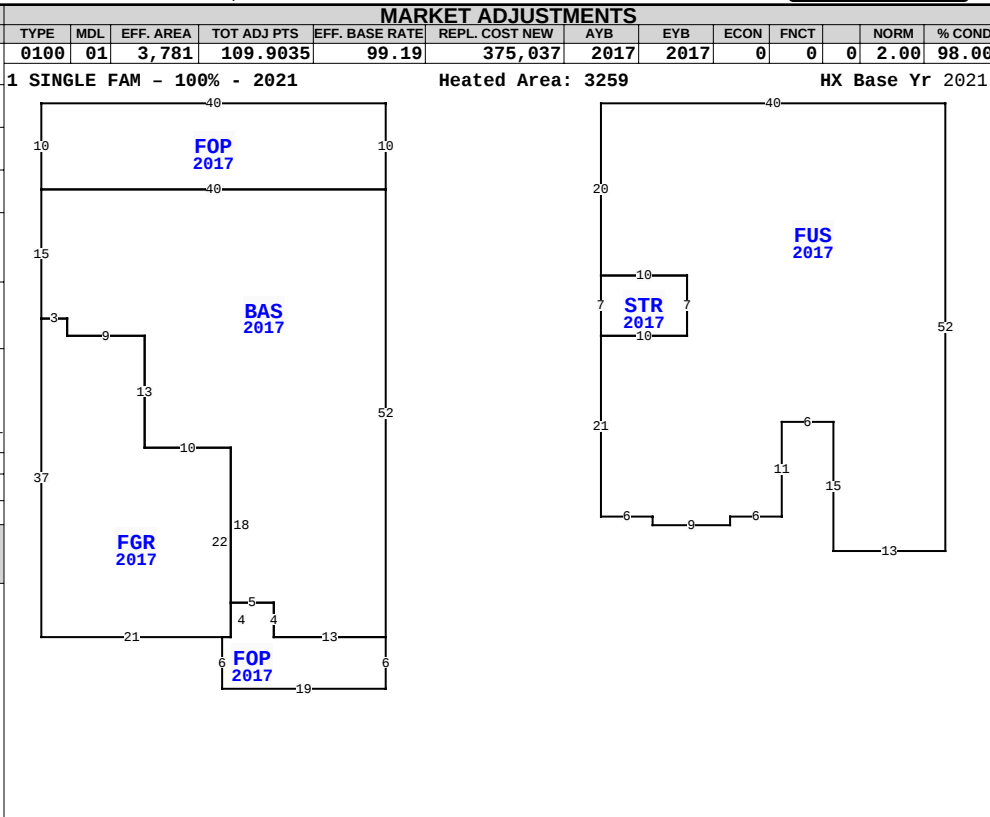
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4145.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	1,414	137,450
FGR	646	55	355	34,508
FOP	134	30	40	3,889
FOP	400	30	120	11,665
FUS	1,845	100	1,845	179,346
STR	70	10	7	680

TOTALS	4,509		3,781	367,536
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	151
2	0811	CONCRETE B	0	100	0	0	630.00	SF	5.20	5.20	3,178
3	0462	ST/AL FNC	0	100	200	0	800.00	SF	10.00	10.00	7,600
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	588

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



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

97365 HARBOR CONCOURSE CIR, FERNANDINA BEACH											
--	--	--	--	--	--	--	--	--	--	--	--

TOTAL OB/XF											
11,517											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		367,536	
TOTAL MARKET OB/XF VALUE		11,517	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		454,053	
SOH/AGL Deduction		104,593	
ASSESSED VALUE		349,460	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		299,460	
TOTAL JUST VALUE		454,053	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		403,632	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632927	NEW CONSTR	417,298	08/25/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2374/0325	7/01/2020	WD	Q	I	01
GRANTOR: OWEN JON W & KRISTEN					SALE PRICE
GRANTEE: KING JAMES M & KIMB					370,000
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: OWEN JON W & KRISTE					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
FOP=[YR=2017] W40 S10 BAS=[YR=2017] S15 FGR=[YR=2017] S37 E21 FOP=[YR=2017] S6 E19 N6 W13 N4 W5 S4 W1\$ E1 N22 W10 N13 W9 N2 W3\$ E3 S2 E9 S13 E10 S18 E5 S4 E13 N52 W40\$ E40 N10\$ PTR= E25 FUS=[YR=2017] E40 S52 W13 N15 W6 S11 W6 S1 W9 N1 W6 N21 STR=[YR=2017] N7 E10 S7 W10\$ E10 N7 W10 N20\$ W25\$.					