

LOT 20
HARBOR CONCOURSE PHASE 2
PB 8/162

BISHOP LINDSEY INFANTINI & DESMOND MARCHE III
97082 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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	1,939	100	1,939	210,907
FGR	420	55	231	25,126
FOP	48	30	14	1,523
FSP	224	40	90	9,789
FUS	371	100	371	40,354
STR	61	10	6	652
TOTALS	3,063		2,651	288,352

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
1	0810	CONCRETE A	0 100	14	3	42.00	SF	6.50	6.50	100	2017	2017	3
2	0811	CONCRETE B	0 100	0	0	792.00	SF	5.20	5.20	100	2017	2017	3
3	0476	VF 6 SBPL	0 100	0	0	120.00	LF	32.00	32.00	100	2017	2017	3
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3

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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,651	117.4320	111.56	295,746	2017	2017	0	0	0	2.50	97.50	
1 SINGLE FAM - 100% - 2021 Heated Area: 2310 HX Base Yr 2021													

TOTAL OB/XF													
8,069													

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8,069													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		288,352	
TOTAL MARKET OB/XF VALUE		8,069	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		371,421	
SOH/AGL Deduction		107,395	
ASSESSED VALUE		264,026	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		214,026	
TOTAL JUST VALUE		371,421	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		358,486	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705758	CO ISSUED	0	12/29/2017
B1705758	NEW CONSTR	289,879	06/28/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2339/1537	2/07/2020	WD	Q	I	01
GRANTOR: FUSSELL PEARCE & MCKE					
GRANTEE: BISHOP LINDSEY I &					
2168/0414	12/28/2017	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: FUSSELL PEARCE & MC					

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2017] W10 U3 L3 W7 D3 L3 W1 FSP=[YR=2017] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$ PTR=E20 STR=[YR=2017] E10 FUS=[YR=2017] E14 S19 W21 N15 E7 N4\$ S4 W7 S7 W3 N11 \$ W20\$.													