LOT 32
IN OR 2159/868
HARBOR CONCOURSE PHASE 2

LASSITER GAIL M
97138 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0032-0000

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	12	HARDWOOD 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

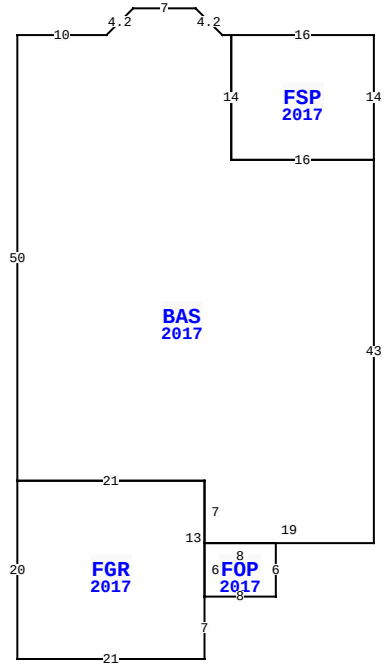
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100	1,939	204,215
FGR	420	55	231	24,329
FOP	48	30	14	1,474
FSP	224	40	90	9,479
TOTALS	2,631		2,274	239,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,274	113.7045	108.02	245,637	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1939 HX Base Yr 2018



97138 HARBOR CONCOURSE CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		239,496
TOTAL MARKET OB/XF VALUE		3,057
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		317,553
SOH/AGL Deduction		106,073
ASSESSED VALUE		211,480
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		161,480
TOTAL JUST VALUE		317,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707670	SCRN ENCLSRE	4,592	12/01/2017
C1702718	CO ISSUED	0	11/21/2017
B1702718	NEW CONSTR	252,611	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2159/0868	11/21/2017	WD	Q	I	01	255,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LASSITER GAIL M						
2109/0354	3/23/2017	WD	U	V	11	100
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W16 BAS=[YR=2017] W1 U3 L3 W7 D3 L3 W10 S50 FGR=[YR=2017] S20 E21 N7 FOP=[YR=2017] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$.

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	100	0	0	546.00	SF	5.20	5.20	100	2017	2017	3	97	2,754	
2	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	2017	2017	3	97	303	

LAND DESCRIPTION

TOTAL OB/XF 3,057

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS