

LOT 38
HARBOR CONCOURSE PHASE 2
PB 8/162

PHILLIPS GREGORY T
97174 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	03	MASONRY 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

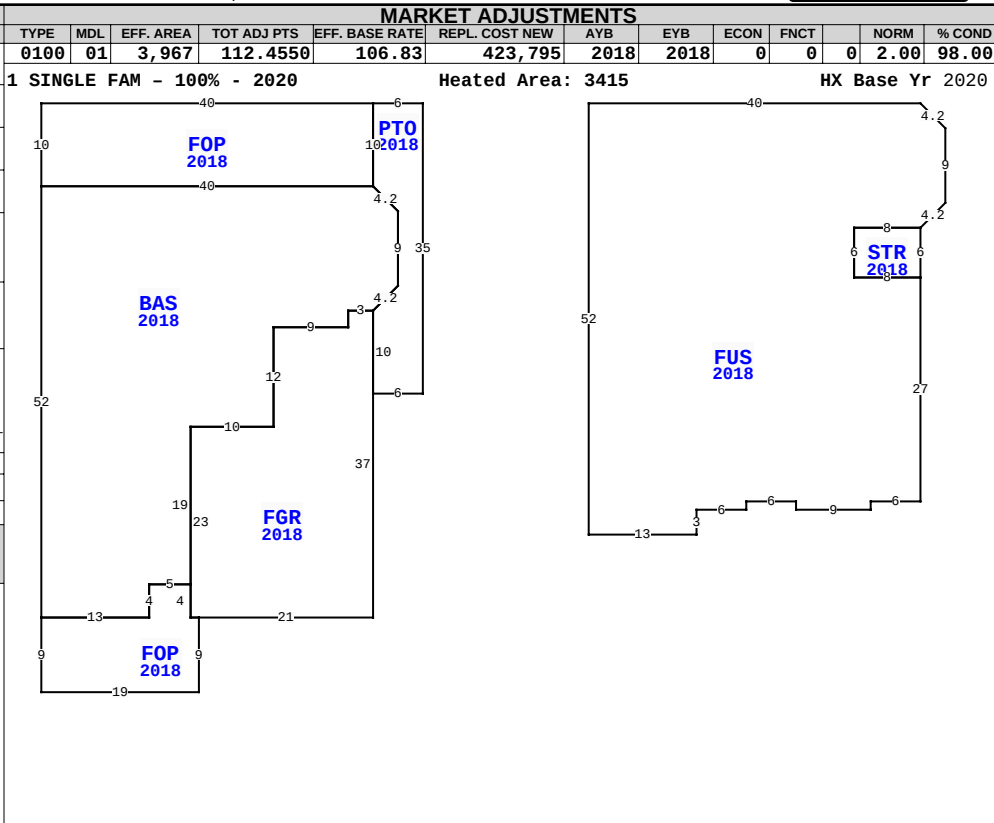
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4145.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	150,758
FGR	656	55	361	37,795
FOP	191	30	57	5,967
FOP	400	30	120	12,564
FUS	1,975	100	1,975	206,769
PTO	174	5	9	942
STR	48	10	5	523

TOTALS	4,884		3,967	415,319
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2020
2	0476	VF 6 SBPL	0 100	165	0	150.00	LF	32.00	32.00	100	2020
3	0855	CONC PAVER	0 100	0	0	689.00	SF	10.00	10.00	100	2018



97174 HARBOR CONCOURSE CIR, FERNANDINA BEACH	BLD DATE 03/30/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	
2	0476	VF 6 SBPL	0 100	165	0	150.00	LF	32.00	32.00	100	2020	2020	3	96	4,608	
3	0855	CONC PAVER	0 100	0	0	689.00	SF	10.00	10.00	100	2018	2018	3	97	6,683	

LAND DESCRIPTION										TOTAL OB/XF					11,579			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
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		
REVIEW DATE		01/11/2019		BY	TW		Total Acres: 0.00			Total Land Value: 75,000			Market: 0			Agricultural: 0		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4 Tax Dist:			
BUILDING MARKET VALUE		415,319			
TOTAL MARKET OB/XF VALUE		11,579			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		501,898			
SOH/AGL Deduction		140,887			
ASSESSED VALUE		361,011			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		311,011			
TOTAL JUST VALUE		501,898			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		483,322			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010267	CO ISSUED	0	10/10/2018
18000510	NEW CONSTR	440,585	01/18/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2253/0630	1/31/2019	WD	Q	I	01	381,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PHILLIPS GREGORY T						
2155/0761	10/26/2017	WD	Q	V	05	385,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES											
PTO=[YR=2018] W6 FOP=[YR=2018] W40 S10 BAS=[YR=2018] S52 FOP=[YR=2018] S9 E19 N9 FGR=[YR=2018] E21 N37 W3 S2 W9 S12 W10 S23 E1\$ W1 N4 W5 S4 W13\$ E13 N4 E5 N19 E10 N12 E9 N2 E3 U3 R3 N9 U3 L3 W40\$ E40 N10\$ S10 R3 D3 S9 L3 D3 S10 E6 N35\$ PTR=E20 FUS=[YR=2018] E40 D3 R3 S9 D3 L3 STR=[YR=2018] S6 W8 N6 E8\$ W8 S6 E8 S27 W6 S1 W9 N1 W6 S1 W6 S3 W13 N52\$ W20\$.											