LOT 43
HARBOR CONCOURSE PHASE 2
PB 8/162

STUART COURTNEY A &/CROUNSE DYLAN M
97202 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

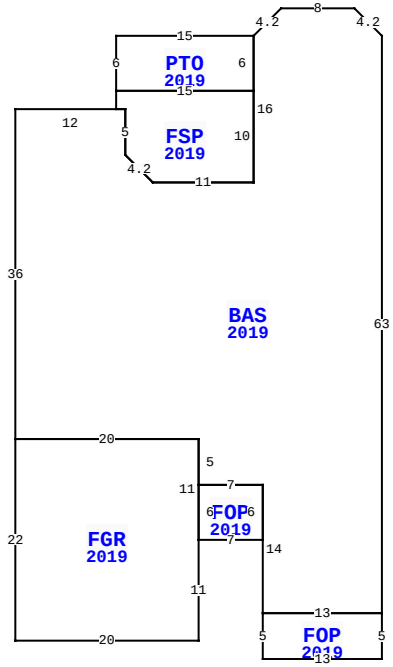
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,760	100	1,760	200,144
FGR	440	55	242	27,520
FOP	42	30	13	1,478
FOP	65	30	20	2,274
FSP	138	40	55	6,255
PTO	90	5	4	455
TOTALS	2,535		2,094	238,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,094	121.5249	115.45	241,752	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1760 HX Base Yr 2020



97202 HARBOR CONCOURSE CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		238,126
TOTAL MARKET OB/XF VALUE		6,250
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		319,376
SOH/AGL Deduction		92,477
ASSESSED VALUE		226,899
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		176,899
TOTAL JUST VALUE		319,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1811819	CO ISSUED	0	03/25/2019
18011819	NEW CONSTR	238,624	12/03/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2320/0056	11/15/2019	WD	Q	I	01	242,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: STUART COURTNEY A &						
2222/1757	9/11/2018	WD	Q	V	05	240,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W8 L3 D3 PTO=[YR=2019] W15 S6 FSP=[YR=2019] S2 E1 S5 D3 R3 E11 N10 W15$ E15 N6 $ S16 W11 L3 U3 N5 W12 S36 FGR=[YR=2019] S22 E20 N11 FOP=[YR=2019] E7 N6 W7 S6$ N11 W20$ E20 S5 E7 S14 FOP=[YR=2019] S5 E13 N5 W13$ E13 N63$.

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	748.00	SF	5.20	5.20	100	2019	2019	3	98	3,812	
2	0476	VF 6 SBPL	0	100	45	0	70.00	LF	32.00	32.00	100	2020	2020	3	96	2,150	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 6,250

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 04/24/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS