



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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
NEIGHBORHOOD/LOC	4145.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,707	100	1,707	187,745
FGR	460	55	253	27,826
FOP	42	30	13	1,430
FOP	108	30	32	3,519
FUS	467	100	467	51,363
PTO	112	5	6	660
STR	37	10	4	440
TOTALS	2,933		2,482	272,984

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	601.00	SF	5.20	5.20	100	2018

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	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	2,482	118.1376	112.23	278,555	2018	2018	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2022 Heated Area: 2174 HX Base Yr 2022											
97214 HARBOR CONCOURSE CIR, FERNANDINA BEACH											

TOTAL OB/XF											
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			272,984
TOTAL MARKET OB/XF VALUE			3,031
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			351,015
SOH/AGL Deduction			29,710
ASSESSED VALUE			321,305
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			271,305
TOTAL JUST VALUE			351,015
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			338,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007054	CO ISSUED	0	07/12/2018
B1801207	NEW CONSTR	278,311	02/05/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2442/1769	3/12/2021	WD Q	I	I	01
GRANTOR: DINKINS DANIEL R & CA					
GRANTEE: POUND REBEKAH L & R					
2245/1385	12/18/2018	WD Q	I	I	01
GRANTOR: DARBY MICHAEL & JACKI					
GRANTEE: DINKINS DANIEL R &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W14 PT0=[YR=2018] W14 S8 FOP=[YR=2018] S5 D3 R3 E11 N8 W14\$ E14 N8\$ S16 W11 U3 L3 N5 W12 S35 FGR=[YR=2018] S23 E20 N11 FOP=[YR=2018] E7 N6 W7 S6\$ N12 W20\$ E20 S6 E7 S14 E13 N63\$ PTR=E20 FUS=[YR=2018] E14 S32 STR=[YR=2018] S4 W7 N7 E3 S3 E4\$ W4 N3 W3 S7 W7 N36\$ W20\$.											