LOT 45
HARBOR CONCOURSE PHASE 2
PB 8/162

PROVINS GUY L/DERISTIN WILENE
97226 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0045-0000

BUILDING CHARACTERISTICS

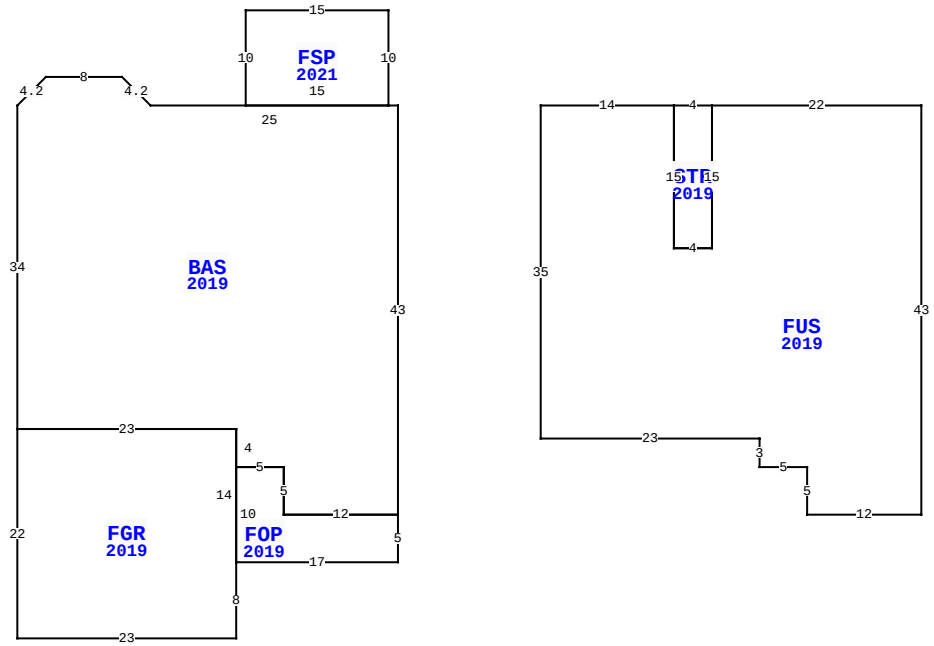
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,521	100	1,521	160,590
FGR	506	55	278	29,352
FOP	110	30	33	3,484
FSP	150	40	60	6,335
FUS	1,451	100	1,451	153,200
STR	60	10	6	633
TOTALS	3,798		3,349	353,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,349	112.8288	107.19	358,979	2019	2019	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 2972 HX Base Yr



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

97226 HARBOR CONCOURSE CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	353,594
TOTAL MARKET OB/XF VALUE	3,277
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	431,871
SOH/AGL Deduction	23,449
ASSESSED VALUE	408,422
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	408,422
TOTAL JUST VALUE	431,871
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	415,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909303	CO ISSUED	0	05/14/2019
B1909303	NEW CONSTR	390,318	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2275/1746	5/14/2019	WD	Q	I	02	307,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PROVINS GUY L & WIL						
2218/0786	8/02/2018	WD	Q	V	05	240,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W1 FSP=[YR=2021] N10 W15 S10 E15$ W25 U3 L3 W8 L3 D3 S34 FGR=[YR=2019] S22 E23 N8 FOP=[YR=2019] E17 N5 W12 N5 W5 S10$ N14 W23$ E23 S4 E5 S5 E12 N43$ PTR= E15 FUS=[YR=2019] E14 STR=[YR=2019] E4 S15 W4 N15$ S15 E4 N15 E22 S43 W12 N5 W5 N3 W23 N35$ W15$.

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	0	0	0	643.00	SF	5.20	5.20	100	2019	2019	3	98	3,277	

LAND DESCRIPTION

TOTAL OB/XF 3,277

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	0		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