LOT 48
HARBOR CONCOURSE PHASE 2
PB 8/162

POLK RONALD & KELLYN
97244 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0048-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

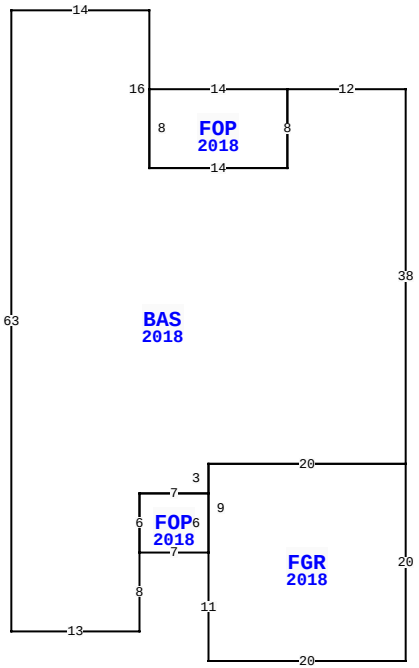
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,762	100	1,762	185,679
FGR	400	55	220	23,184
FOP	42	30	13	1,370
FOP	112	30	34	3,583
TOTALS	2,316		2,029	213,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,029	113.1900	107.53	218,178	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1762 HX Base Yr 2020



97244 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		213,814
TOTAL MARKET OB/XF VALUE		2,986
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		291,800
SOH/AGL Deduction		101,294
ASSESSED VALUE		190,506
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		140,506
TOTAL JUST VALUE		291,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011505	CO ISSUED	0	11/19/2018
B1808088	NEW CONSTR	228,546	08/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2710/434	4/29/2024	WD	Q	I	01	403,000
GRANTOR: FINK CHRISTOPHER & AS						
GRANTEE: POLK RONALD & KELLY						
2304/1985	9/16/2019	WD	Q	I	01	265,000
GRANTOR: MULHOLLAND TERESA & W						
GRANTEE: FINK CHRISTOPHER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FOP=[YR=2018] W14 S8 E14 N8$ S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2018] E7 FGR=[YR=2018] S11 E20 N20 W20 S9$ N6 W7 S6$ N6 E7 N3 E20 N38$.

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	592.00	SF	5.20	5.20	100	2018	2018	3	97	2,986	

LAND DESCRIPTION

TOTAL OB/XF 2,986

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 01/10/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS