

**EVANS MARY CLAIRE & JOE III**  
97258 HARBOR CONCOURSE CIRCLE  
FERNANDINA BEACH, FL 32034

**29-2N-28-0115-0050-0000**

BUILDING CHARACTERISTICS

CNSTRUCTION

ELEMENT CD

010001

HARDIE BRD 100

GABLE/HIP 100

Roof Structur

03

COMP SHNGL 100

Drywall 100

Interior Wall

05

CLAY TILE 60

Interior Floo

11

CARPET 40

Interior Floo

14

CENTRAL 100

Air Condition

03

AIR DUCTED 100

Heating Type

04

Bedrooms

3 100

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

1,909

100

1,909

211,777

FGR

420

55

231

25,626

FOP

48

30

14

1,553

FOP

224

30

67

7,432

TOTALS

2,601

2,221

246,389

EXTRA FEATURES

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 0811 CONCRETE B 0 100 0 0 640.00 SF 5.20 5.20 100 2018 2018 3 97 3,228

2 0476 VF 6 SBPL 0 100 0 0 60.00 LF 32.00 32.00 100 2018 2018 3 94 1,805

3 0470 VNYL GATE 0 100 0 0 1.00 UT 300.00 300.00 100 2018 2018 3 94 282

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

MARKET ADJUSTMENTS

TYPE MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100 01

2,221

119.1582

113.20

251,417

2018

2018

0

0

2.00

98.00

1 SINGLE FAM - 100% - 2019 Heated Area: 1909 HX Base Yr 2019

24

16

14

FOP 2018

14

16

43

20

21

7

19

6

FGR 2018

8

8

21

BLD DATE

03/30/2023

NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q I

V I

RSN CD

SALE PRICE

2239/1527

11/21/2018

WD Q

I

01

249,200

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:EVANS MARY CLAIRE &

2207/0910

6/29/2018

WD Q

V

05

240,000

GRANTOR:NASSAU CONCOURSE LLC

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W16 BAS=[YR=2018] W24 S50 FGR=[YR=2018] S20 E21 N7 FOP=[YR=2018] E8 N6 W8 S6\$ N13 W21\$ E21 S7 E19 N43 W16 N14\$ S14 E16 N14\$.

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

246,389

TOTAL MARKET OB/XF VALUE

5,315

TOTAL LAND VALUE - MARKET

75,000

TOTAL MARKET VALUE

326,704

SOH/AGL Deduction

105,590

ASSESSED VALUE

221,114

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

171,114

TOTAL JUST VALUE

326,704

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

315,633

PERMIT NUM

DESCRIPTION

AMT

ISSUED

18011506

C0 ISSUED

0

11/19/2018

B1807970

NEW CONSTR

253,175

08/06/2018

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q I

V I

RSN CD

SALE PRICE

2239/1527

11/21/2018

WD Q

I

01

249,200

GRANTOR:DREAM FINDERS HOMES L

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