

LOT 51
HARBOR CONCOURSE PHASE 2
PB 8/162

LUSTER ROY B & GLORIA M
97266 HARBOR CONCOURSE
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0051-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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	1,722	100	1,722	191,515
FGR	440	55	242	26,914
FOP	42	30	13	1,446
FOP	78	30	23	2,558
FOP	112	30	34	3,781
TOTALS	2,394		2,034	226,214

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	0810	CONCRETE A	0 100	18	3	54.00	SF	6.50	6.50	100	2019	2019	3	98	344	
2	0811	CONCRETE B	0 100	0	0	595.00	SF	5.20	5.20	100	2019	2019	3	98	3,032	
3	0476	VF 6 SBPL	0 100	100	0	100.00	LF	32.00	32.00	100	2020	2020	3	96	3,072	
4	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													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE 09/26/2019 BY KW

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,034	118.8495	112.91	229,659	2019	2019	0	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2022 Heated Area: 1722 HX Base Yr 2022												
97266 HARBOR CONCOURSE CIR, FERNANDINA BEACH												

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		226,214	
TOTAL MARKET OB/XF VALUE		6,736	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		307,950	
SOH/AGL Deduction		89,454	
ASSESSED VALUE		218,496	
TOTAL EXEMPTION VALUE		HX HB DD 60,000	
BASE TAXABLE VALUE		158,496	
TOTAL JUST VALUE		307,950	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		297,825	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1902894	CO ISSUED	0	09/16/2019
B1902894	NEW CONSTR	237,650	03/25/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2497/0077	8/27/2021	WD	Q	I	01	325,000
GRANTOR: BECKMAN STEPHEN J & A						
GRANTEE: LUSTER ROY B & GLOR						
2318/0073	10/29/2019	WD	Q	I	01	250,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BECKMAN STEPHEN J &						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2019] W12 FOP=[YR=2019] W14 S8 E14 N8\$ S8 W14 N16 W14 S63 FOP=[YR=2019] S6 E13 N6 W13\$ E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S11 E20 N22 W20 S11\$ N6 W7 S6\$ N6 E7 N5 E20 N36\$.																

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