LOT 53
IN OR 2184/1438
HARBOR CONCOURSE PHASE 2

KREGER ROBERT W & JOYCE A
97280 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0053-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
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

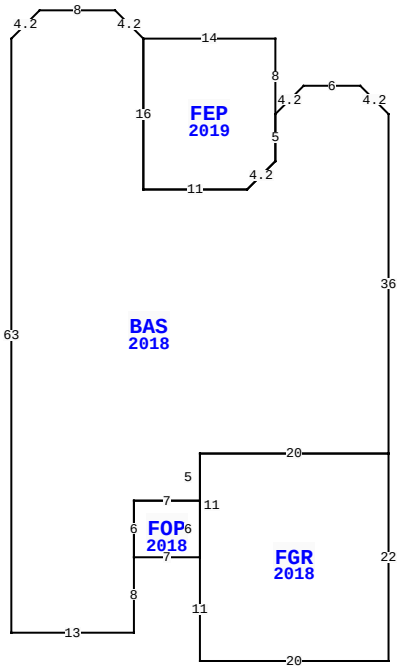
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,787	100	1,787	205,493
FEP	220	80	176	20,238
FGR	440	55	242	27,829
FOP	42	30	13	1,495
TOTALS	2,489		2,218	255,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,218	123.5829	117.40	260,393	2018	2018	0	0	0	2.05	97.95

1 SINGLE FAM – 100% - 2019 Heated Area: 1787 HX Base Yr 2019



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

97280 HARBOR CONCOURSE CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,055
TOTAL MARKET OB/XF VALUE		3,112
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		333,167
SOH/AGL Deduction		160,164
ASSESSED VALUE		173,003
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		123,003
TOTAL JUST VALUE		333,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1908988	FSP TO FEP	14,916	11/01/2019
C1708200	CO ISSUED	0	03/16/2018
B1708200	NEW CONSTR	228,051	09/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2184/1438	3/16/2018	WD	Q	I	01	233,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KREGER ROBERT W & J						
2134/1884	7/20/2017	WD	Q	V	05	220,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W6 D3 L3 FEP=[YR=2019] N8 W14 S16 E11 U3 R3 N5$ S5 D3 L3 W11 N16 U3 L3 W8 D3 L3 S63 E13 N8 FOP=[YR=2018] E7 FGR=[YR=2018] S11 E20 N22 W20 S11 $ N6 W7 S6$ N6 E7 N5 E20 N36$.

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	617.00	SF	5.20	5.20	100	2018	2018	3	97	3,112	

LAND DESCRIPTION

TOTAL OB/XF 3,112

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 01/27/2020 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS