LOT 66
HARBOR CONCOURSE PHASE 2
PB 8/162

FKH SFR PROPCO 1 LP
1850 PARKWAY PLACE STE 900
MARIETTA, GA 30067

2024

29-2N-28-0115-0066-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

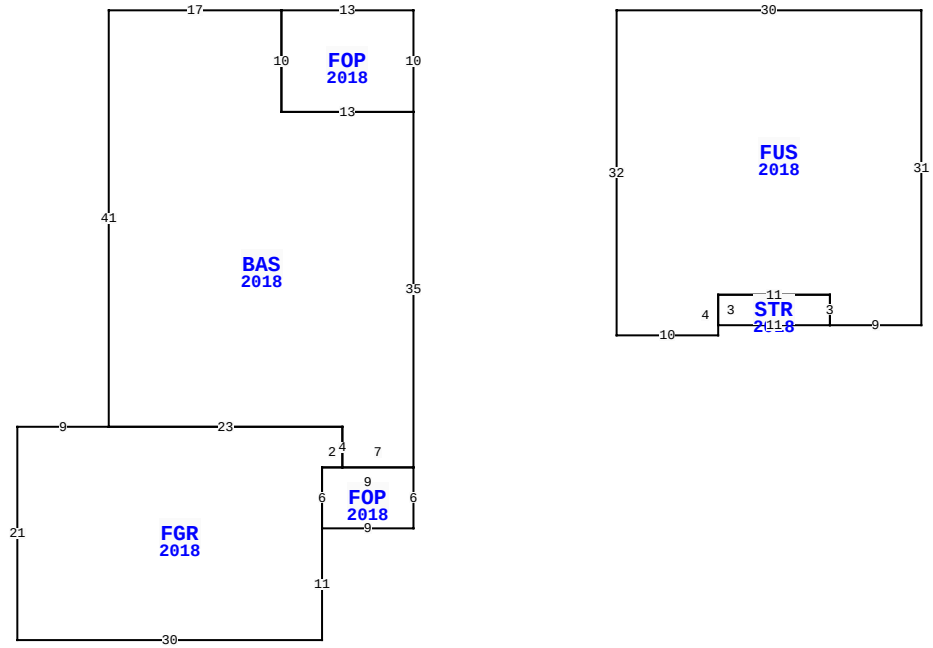
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	1,128	126,971
FGR	638	55	351	39,510
FOP	54	30	16	1,801
FOP	130	30	39	4,390
FUS	907	100	907	102,094
STR	33	10	3	338
TOTALS	2,890		2,444	275,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,444	120.9075	114.86	280,718	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 2023 Heated Area: 2035 HX Base Yr



97320 HARBOR CONCOURSE CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	275,104
TOTAL MARKET OB/XF VALUE	4,862
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	354,966
SOH/AGL Deduction	0
ASSESSED VALUE	354,966
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	354,966
TOTAL JUST VALUE	354,966
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	342,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006858	CO ISSUED	0	07/05/2018
B1707940	NEW CONSTR	265,571	08/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2539/1195	2/15/2022	WD	Q	I	01	422,900
GRANTOR: SMITH STEVEN R & AMAN						
GRANTEE: FKH SFR PROPCO 1 LP						
2406/1826	11/06/2020	WD	Q	I	01	316,000
GRANTOR: CHAPMAN JEFFREY SCOTT						
GRANTEE: SMITH STEVEN R & AM						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W13 BAS=[YR=2018] W17 S41 FGR=[YR=2018] W9 S21 E30 N11 FOP=[YR=2018] E9 N6 W9 S6$ N6 E2 N4 W23$ E23 S4 E7 N35 W13 N10$ S10 E13 N10$ PTR=E20 FUS=[YR=2018] E30 S31 W9 STR=[YR=2018] W11 N3 E11 S3$ N3 W11 S4 W10 N32$ W20$.

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	964.00	SF	5.20	5.20	100	2018	2018	3	97	4,862	

LAND DESCRIPTION

TOTAL OB/XF 4,862

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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS