LOT 69
HARBOR CONCOURSE PHASE 1
PB 8/116

RESIDENTIAL HOME BUYER JAX LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2024

29-2N-28-0115-0069-0000

BUILDING CHARACTERISTICS

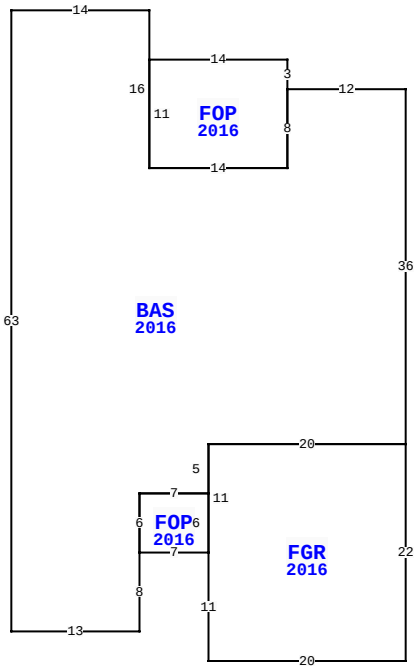
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	192,841
FGR	440	55	242	27,101
FOP	42	30	13	1,456
FOP	154	30	46	5,152
TOTALS	2,358		2,023	226,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,023	121.5249	115.45	233,555	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1722 HX Base Yr



97338 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	226,548
TOTAL MARKET OB/XF VALUE	3,425
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	304,973
SOH/AGL Deduction	0
ASSESSED VALUE	304,973
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	304,973
TOTAL JUST VALUE	304,973
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	294,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631829	CO ISSUED	0	06/29/2016
B1631829	NEW CONSTR	217,743	02/19/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2624/1686	3/09/2023	SW	Q	I	05	722,800
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: RESIDENTIAL HOME BU						
2559/1809	4/28/2022	WD	U	I	37	383,800
GRANTOR: THORNTON PAUL GREGORY						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W12 FOP=[YR=2016] N3 W14 S11 E14 N8 $ S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2016] E7 FGR=[YR=2016] 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	0	0	0	686.00	SF	5.20	5.20	100	2016	2016	3	96	3,425	

LAND DESCRIPTION

TOTAL OB/XF 3,425

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 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS