LOT 71
IN OR 2088/373
HARBOR CONCOURSE PHASE 1

EDWARDS THOMAS C & MARICA CHAVEZ
97350 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0071-0000

BUILDING CHARACTERISTICS

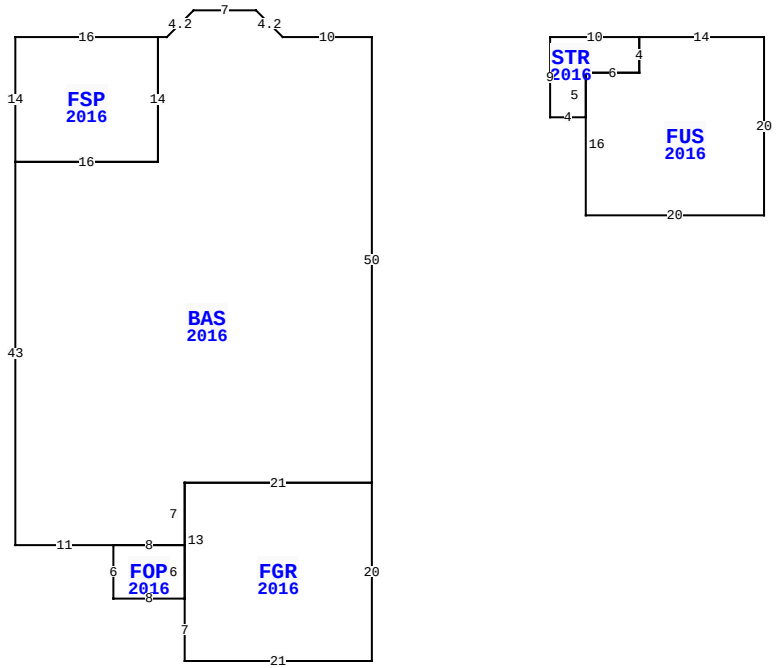
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,939	100	1,939	202,621
FGR	420	55	231	24,139
FOP	48	30	14	1,463
FSP	224	40	90	9,405
FUS	376	100	376	39,291
STR	60	10	6	627
TOTALS	3,067		2,656	277,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,656	113.4000	107.73	286,131	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2315 HX Base Yr 2017



97350 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		277,547
TOTAL MARKET OB/XF VALUE		8,069
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		360,616
SOH/AGL Deduction		118,812
ASSESSED VALUE		241,804
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		191,804
TOTAL JUST VALUE		360,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632800	CO ISSUED	0	12/06/2016
B1632800	NEW CONSTR	286,722	08/05/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2088/0373	12/07/2016	WD	Q	I	01	285,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: EDWARDS THOMAS C &						
2062/1494	7/28/2016	WD	Q	V	05	500,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W10 U3 L3 W7 D3 L3 W1 FSP=[YR=2016] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2016] S6 E8 FGR=[YR=2016] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$ PTR=E20 STR=[YR=2016] E10 FUS=[YR=2016] E14 S20 W20 N16 E6 N4$ S4 W6 S5 W4 N9$ 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	100	0	0	606.00	SF	5.20	5.20	100	2016	2016	3	96	3,025	
2	0810	CONCRETE A	0	100	0	0	45.00	SF	6.50	6.50	100	2016	2016	3	96	281	
3	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2016	2016	3	90	4,493	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 8,069

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS