LOT 74
IN OR 2150/1629
HARBOR CONCOURSE PHASE 1

SOUCY KATHIE RICHARDS
97368 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0074-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 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		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

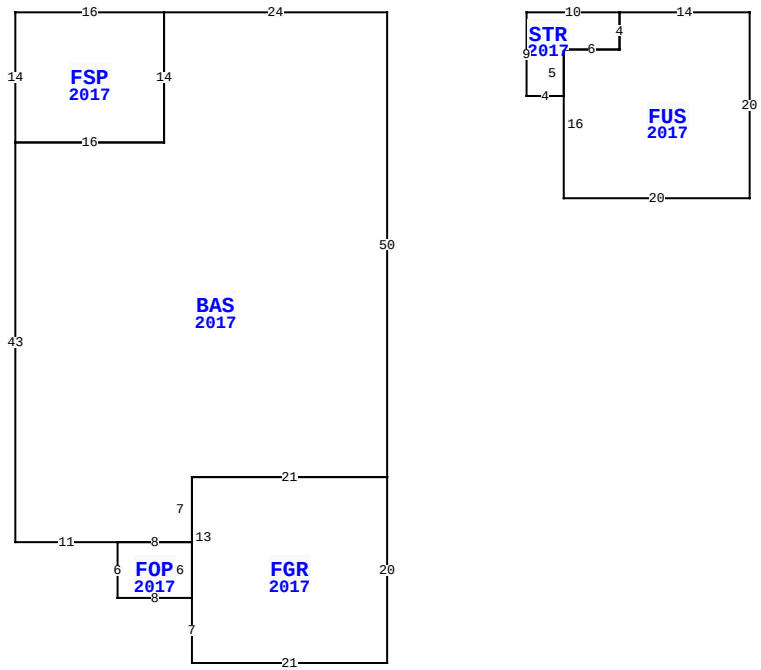
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	1,909	206,579
FGR	420	55	231	24,997
FOP	48	30	14	1,515
FSP	224	40	90	9,739
FUS	376	100	376	40,689
STR	60	10	6	649
TOTALS	3,037		2,626	284,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,626	117.4320	111.56	292,957	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2285 HX Base Yr 2018



97368 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		284,168
TOTAL MARKET OB/XF VALUE		9,208
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		368,376
SOH/AGL Deduction		179,990
ASSESSED VALUE		188,386
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		138,386
TOTAL JUST VALUE		368,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,674

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702333	CO ISSUED	0	09/26/2017
B1702333	NEW CONSTR	286,236	03/22/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2150/1629	10/05/2017	WD	Q	I	02	265,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SOUCY KATHIE RICHAR						
2077/1943	10/11/2016	WD	Q	V	05	400,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W24 FSP=[YR=2017] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$ PTR=E15 STR=[YR=2017] E10 FUS=[YR=2017] E14 S20 W20 N16 E6 N4$ S4 W6 S5 W4 N9$ W15$.

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	664.00	SF	5.20	5.20	100	2017	2017	3	97	3,349	
2	0810	CONCRETE A	0	100	0	0	45.00	SF	6.50	6.50	100	2017	2017	3	97	284	
3	0476	VF 6 SBPL	0	100	0	0	180.00	LF	32.00	32.00	100	2017	2017	3	92	5,299	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 9,208

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 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