

LOT 81
HARBOR CONCOURSE PHASE 1
PB 8/116

ARNOLD MICAH J
97374 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0081-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																							
Exterior Wall	31	HARDIE BRD 90	0100	01	3,982	107.1630	101.80	405,368	2017	2017	0	0	0	2.55	97.45	VALUATION SUMMARY																						
Exterior Wall	21	STONE 10	1 SINGLE FAM - 100% - 2021												Heated Area: 3539												HX Base Yr 2021											
Roof Structure	03	GABLE/HIP 100													VALUATION BY												STANDARD											
Roof Cover	03	COMP SHNGL 100													Tax Group: 4												Tax Dist:											
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												395,031											
Interior Floo	11	CLAY TILE 50													TOTAL MARKET OB/XF VALUE												64,308											
Interior Floo	14	CARPET 50													TOTAL LAND VALUE - MARKET												75,000											
Air Condition	03	CENTRAL 100	TOTAL MARKET VALUE												534,339																							
Heating Type	04	AIR DUCTED 100	SOH/AGL Deduction												124,886																							
Bedrooms	5	100	ASSESSED VALUE												409,453																							
Bathrooms	3	100	TOTAL EXEMPTION VALUE												HX HB 50,000																							
Frame	02	WOOD FRAME 100	BASE TAXABLE VALUE												359,453																							
Stories	2.	2. 100	TOTAL JUST VALUE												534,339																							
Units	0	100	NCON VALUE												0																							
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE 518,286																							
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	1,461	100	1,461	144,937																																		
FGR	640	55	352	34,920																																		
FOP	114	30	34	3,373																																		
FOP	180	30	54	5,357																																		
FUS	2,078	100	2,078	206,146																																		
STR	33	10	3	297																																		
TOTALS	4,506		3,982	395,031																																		
EXTRA FEATURES					97374 HARBOR CONCOURSE CIR, FERNANDINA BEACH												BLD DATE 03/30/2023 NW LGL DATE																					
L N	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	OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE																						
1	0810	CONCRETE A	0 100	5 7	35.00	SF	6.50	6.50	100	2017	2017	3	97	221		2581/0282 7/29/2022 QC U I 11 100																						
2	0812	CONCRETE C	0 100	0 0	1,126.00	SF	4.00	4.00	100	2017	2017	3	97	4,369		GRANTOR: ARNOLD DANIELLE																						
3	0476	VF 6 SBPL	0 100	0 0	168.00	LF	32.00	32.00	100	2018	2018	3	94	5,053		GRANTEE: ARNOLD MICAH																						
4	0470	VNYL GATE	0 100	0 0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564		2336/1418 1/30/2020 WD Q I 02 439,000																						
5	0911	SCRN RM A	0 100	0 0	1,076.00	SF	17.50	17.50	100	2019	2019	3	86	16,194		GRANTOR: BROWN JEFFREY S & FAB																						
6	0861	POOL GUNIT	0 100	0 0	325.00	SF	85.00	85.00	100	2019	2019	3	90	24,863		GRANTEE: ARNOLD DANIELLE & M																						
7	0855	CONC PAVER	0 100	0 0	751.00	SF	10.00	10.00	100	2019	2019	3	98	7,360		BUILDING NOTES																						
8	0855	CONC PAVER	0 100	0 0	580.00	SF	10.00	10.00	100	2019	2019	3	98	5,684		BUILDING DIMENSIONS																						
					TOTAL OB/XF 64,308												BAS=[YR=2017] U3 L3 W5 D3 L3 FOP=[YR=2017] W20 S9 E20 N9\$ S9 W20 N9 W8 S28 FGR=[YR=2017] W10 S22 E10 S2 E20 N21 W20 N3\$ S3 E20 S22 FOP=[YR=2017] S6 E9 N1 E10 N6 W10 S1 W9\$ E9 N1 E10 N52\$ PTR= E25 FUS=[YR=2017] E39 S52 W10 S7 W9 N5 STR=[YR=2017] W3 N11 E3 S11\$ N11 W3 S11 W7 N2 W10 N52\$ W25\$.																					
LAND DESCRIPTION					TOTAL OB/XF 64,308																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 04/22/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																																						