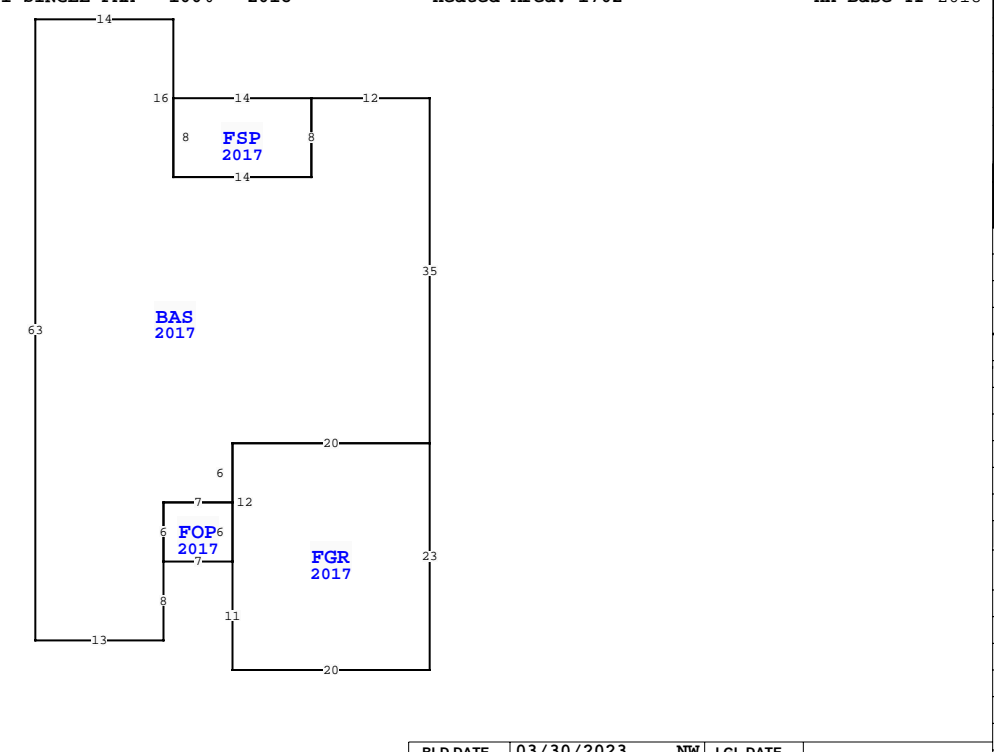


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,013	125.5380	119.26	240,070		2017		2017	0	0	0	3.00	97.00



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	1,702	100	1,702	196,892
FGR	460	55	253	29,268
FOP	42	30	13	1,504
FSP	112	40	45	5,206
TOTALS	2,316		2,013	232,868

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,868
TOTAL MARKET OB/XF VALUE		4,155
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		312,023
SOH/AGL Deduction		104,683
ASSESSED VALUE		207,340
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		157,340
TOTAL JUST VALUE		312,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633488	CO ISSUED	0	05/19/2017
B1633488	NEW CONSTR	216,217	12/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2354/1085	4/16/2020	LE U		I	11	100
GRANTOR: REED KATHLEEN T & LEO						
GRANTEE: REED SPENCER D						
2351/0837	3/31/2020	LE U		I	11	100
GRANTOR: REED KATHLEEN T & LEO						
GRANTEE: REED SPENCER D						

EXTRA FEATURES																
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
1	0810	CONCRETE A	0	100	20	3		6.50	6.50	100	2017	2017	3	97	378	
2	0810	CONCRETE A	0	100	0	0		599.00	6.50	100	2017	2017	3	97	3,777	

97378 HARBOR CONCOURSE CIR, FERNANDINA BEACH, FL 32034										BLD DATE	03/30/2023	NW	LGL DATE	
										XF DATE			LAND DATE	
										INC DATE			AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W12 FSP=[YR=2017] W14 S8 E14 N8\$ S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2017] E7 FGR=[YR=2017] S11 E20 N23 W20 S12\$ N6 W7 S6\$ N6 E7 N6 E20 N35\$.	

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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									