LOT 85
IN OR 2147/217
HARBOR CONCOURSE PHASE 1

LEIBY JOHN PAUL JR &/CORBETT ALEXANDRA R
97390 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0085-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

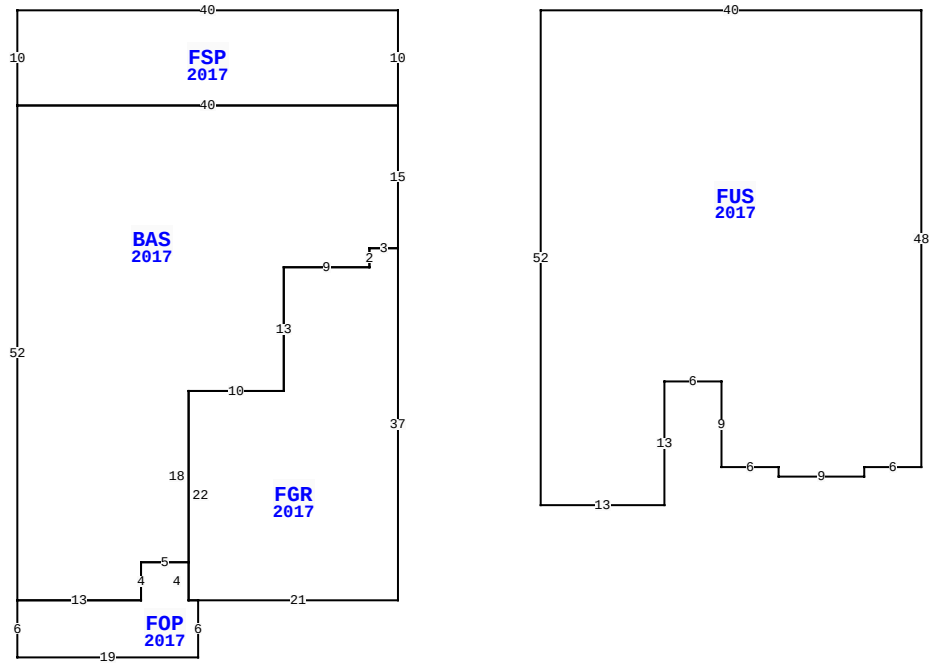
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	1,414	142,953
FGR	646	55	355	35,890
FOP	134	30	40	4,044
FSP	400	40	160	16,175
FUS	1,927	100	1,927	194,816
TOTALS	4,521		3,896	393,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,896	109.1475	103.69	403,976	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 3341 HX Base Yr 2019



97390 HARBOR CONCOURSE CIR, FERNANDINA BEACH

BLD DATE	03/30/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		393,877
TOTAL MARKET OB/XF VALUE		4,242
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		473,119
SOH/AGL Deduction		135,492
ASSESSED VALUE		337,627
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		287,627
TOTAL JUST VALUE		473,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632926	CO ISSUED	0	09/18/2017
B1632926	NEW CONSTR	416,644	08/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2147/0217	9/18/2017	WD	Q	I	01	318,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LEIBY JOHN PAUL JR						
2062/1494	7/28/2016	WD	Q	V	05	500,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2017;ORIG=15,0] E40 S48 W6 S1 W9 N1 W6 N9 W6 S13 W13 N52 $
BAS=[YR=2017;ORIG=-40,10] S52 E13 N4 E5 N18 E10 N13 E9 N2 E3 N15 W40 $
FGR=[YR=2017;ORIG=-21,62] E21 N37 W3 S2 W9 S13 W10 S22 E1 $
FSP=[YR=2017;ORIG=0,0] W40 S10 E40 N10 $
FOP=[YR=2017;ORIG=-40,62] S6 E19 N6 W1 N4 W5 S4 W13 $
PTR=[ORIG=0,0] E15 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	796.00	SF	5.20	5.20	100	2017	2017	3	97	4,015	
2	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	100	2017	2017	3	97	227	

LAND DESCRIPTION

TOTAL OB/XF 4,242

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