LOT 86
HARBOR CONCOURSE PHASE 1
PB 8/116

MAHARAJ RONNY S & ADITA D
97394 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0086-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

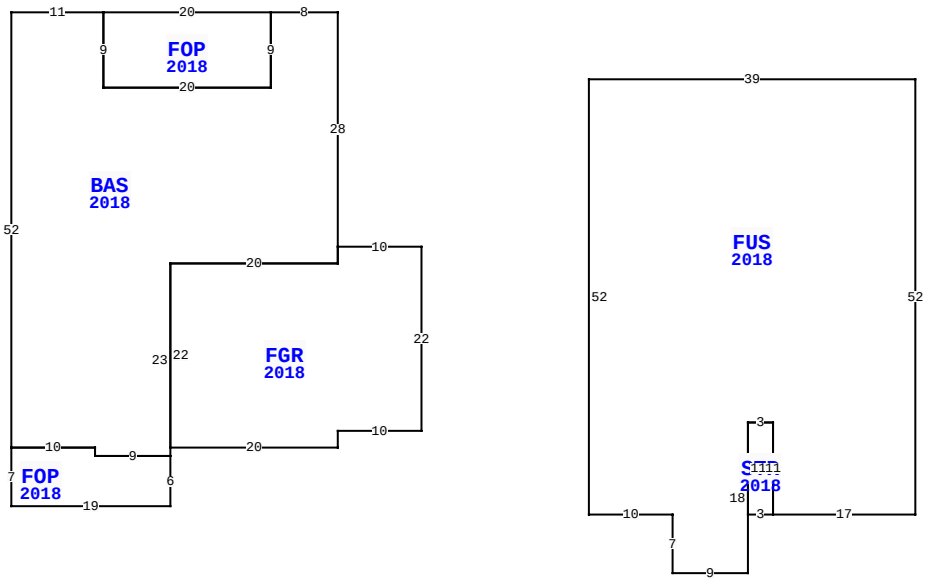
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,417	100	1,417	143,792
FGR	660	55	363	36,836
FOP	124	30	37	3,754
FOP	180	30	54	5,479
FUS	2,058	100	2,058	208,838
STR	33	10	3	305
TOTALS	4,472		3,932	399,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,932	109.0530	103.60	407,355	2018	2018	0	0	0	2.05	97.95

1 SINGLE FAM – 100% - 2022 Heated Area: 3475 HX Base Yr 2022



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

97394 HARBOR CONCOURSE CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		399,004
TOTAL MARKET OB/XF VALUE		4,512
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		478,516
SOH/AGL Deduction		40,334
ASSESSED VALUE		438,182
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		388,182
TOTAL JUST VALUE		478,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707937	CO ISSUED	0	04/30/2018
B1707937	NEW CONSTR	442,558	08/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2473/0041	6/23/2021	WD	Q	I	02	459,900
GRANTOR: OP SPE TPA1 LLC						
GRANTEE: MAHARAJ RONNY S & A						
2505/1386	5/20/2021	WD	U	I	37	429,000
GRANTOR: MOSLEY STEVE & MISHON						
GRANTEE: OP SPE TPA1 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W10 BAS=[YR=2018] N28 W8 FOP=[YR=2018] W20 S9 E20 N9$ S9 W20 N9 W11 S52 FOP=[YR=2018] S7 E19 N6 W9 N1 W10$ E10 S1 E9 N23 E20 N2$ S2 W20 S22 E20 N2 E10 N22$ PTR=E20 N20 FUS=[YR=2018] E39 S52 W17 STR=[YR=2018] W3 N11 E3 S11$ N11 W3 S18 W9 N7 W10 N52$ S20 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	0812	CONCRETE C	0	100	0	0	1,163.00	SF	4.00	4.00	100	2018	2018	3	97	4,512	

LAND DESCRIPTION

TOTAL OB/XF 4,512

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