LOT 87
IN OR 2133/701
HARBOR CONCOURSE PHASE 1

SANDELL RICHARD & LISA
97377 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32031

2024

29-2N-28-0115-0087-0000

BUILDING CHARACTERISTICS

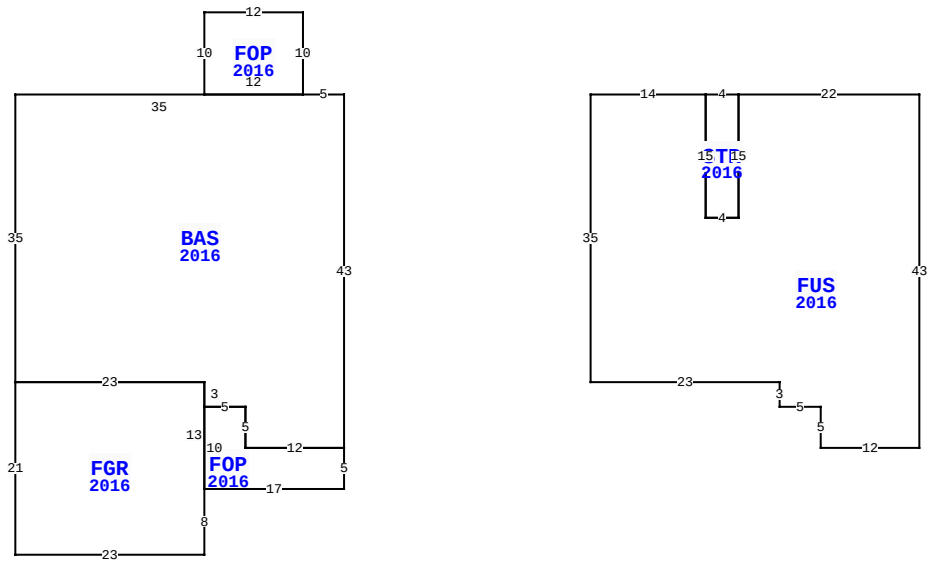
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	1,511	100	1,511	151,858
FGR	483	55	266	26,733
FOP	110	30	33	3,316
FOP	120	30	36	3,618
FUS	1,451	100	1,451	145,828
STR	60	10	6	603
TOTALS	3,735		3,303	331,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,303	109.0614	103.61	342,224	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 2962 HX Base Yr 2018



97377 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		331,957
TOTAL MARKET OB/XF VALUE		9,191
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		416,148
SOH/AGL Deduction		137,320
ASSESSED VALUE		278,828
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		228,828
TOTAL JUST VALUE		416,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531605	CO ISSUED	0	10/31/2016
B1531605	NEW CONSTR	359,661	12/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2133/0701	7/14/2017	WD	Q	I	01	295,000
GRANTOR: HARPER JAMES ALAN & M						
GRANTEE: SANDELL RICHARD & L						
2056/0496	6/30/2016	WD	Q	I	01	260,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HARPER JAMES ALAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W5 FOP=[YR=2016] N10 W12 S10 E12 $ W35 S35 FGR=[YR=2016] S21 E23 N8 FOP=[YR=2016] E17 N5 W12 N5 W5 S10 $ N13 W23$E23 S3 E5 S5 E12 N43 $ PTR= E30 FUS=[YR=2016] E14 STR=[YR=2016] S15 E4 N15 W4 $ S15 E4 N15 E22 S43 W12 N5 W5 N3 W23 N35 $ W30 $.

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	608.00	SF	5.20	5.20	100	2016	2016	3	96	3,035	
2	0462	ST/AL FNC	0	100	150	0	600.00	SF	10.00	10.00	100	2020	2020	3	93	5,580	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	96	576	

LAND DESCRIPTION

TOTAL OB/XF 9,191

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	000134	C	SFR POND	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 08/13/2021 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS