



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
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

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	1,727	100	1,727	193,401
FGR	440	55	242	27,101
FOP	42	30	13	1,456
FOP	108	30	32	3,583
TOTALS	2,317		2,014	225,541

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	0	636.00	SF	5.20	5.20	100	2016
2	0462	ST/AL FNC	0	0	100	400.00	SF	10.00	10.00	100	2020
3	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,014	121.5249	115.45	232,516	2016	2016	0	0	3.00	97.00
1 SINGLE FAM - 0% - 2024 Heated Area: 1727 HX Base Yr											
97383 HARBOR CONCOURSE CIR, FERNANDINA BEACH											

TOTAL OB/XF											
7,471											

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7,471											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			225,541
TOTAL MARKET OB/XF VALUE			7,471
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			308,012
SOH/AGL Deduction			0
ASSESSED VALUE			308,012
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			308,012
TOTAL JUST VALUE			308,012
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632125	CO ISSUED	0	07/28/2016
B1632125	NEW CONSTR	216,917	04/20/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2723/1368	7/08/2024	WD Q	I	I	01
GRANTOR: BELLAR MATTHEW & COLL					
GRANTEE: NEWTON MICHELLE KAY					
2062/1944	7/29/2016	WD Q	I	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: BELLAR MATTHEW & CO					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W14 S8 FOP=[YR=2016] W14 S5 D3 R3 E11 N8\$ S8 W11 U3 L3 N5 W12 S36 FGR=[YR=2016] S22 E20 N11 FOP=[YR=2016] E7 N6 W7 S6 \$ N11 W20 \$ E20 S5 E7 S14 E13 N63 \$.											