

LOT 92
IN OR 2112/1867
PT OR 2062/1494

KENNEDY DANNY SHAWN & SHEILA
97007 HARBOR CONOURSE CIR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0092-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,722	100	1,722	187,303
FGR	440	55	242	26,323
FOP	42	30	13	1,414
FOP	232	30	70	7,614
FUS	476	100	476	51,775

TOTALS	2,912		2,523	274,429
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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	19	3	57.00	SF	6.50	6.50	100	2017	2017	3	97	359	
2	0811	CONCRETE B	0 100	0	0	576.00	SF	5.20	5.20	100	2017	2017	3	97	2,905	
3	0861	POOL GUNIT	0 100	0	0	324.00	SF	85.00	85.00	100	2019	2019	3	90	24,786	
4	0855	CONC PAVER	0 100	0	0	484.00	SF	10.00	10.00	100	2019	2019	3	98	4,743	
5	0462	ST/AL FNC	0 100	0	0	480.00	SF	10.00	10.00	100	2019	2019	3	90	4,320	
6	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	95	285	

LAND DESCRIPTION			TOTAL OB/XF 37,398													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,523	117.4320	111.56	281,466	2017	2017	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2019 Heated Area: 2198 HX Base Yr 2019											

97007 HARBOR CONOURSE CIR, FERNANDINA BEACH	BLD DATE 03/30/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		274,429	
TOTAL MARKET OB/XF VALUE		37,398	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		386,827	
SOH/AGL Deduction		105,540	
ASSESSED VALUE		281,287	
TOTAL EXEMPTION VALUE		HX HB VX	55,000
BASE TAXABLE VALUE		226,287	
TOTAL JUST VALUE		386,827	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		375,460	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1809252	SWIM POOL	35,950	12/01/2018
B1632951	CO ISSUED	0	03/31/2017
B1632951	NEW CONSTR	272,003	08/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2112/1867	3/31/2017	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: KENNEDY DANNY SHAWN					
2062/1494	7/28/2016	WD	Q	V	05
GRANTOR: NASSAU CONOURSE LLC					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2017] W11 FOP=[YR=2017] N8 W15 S16 E14 N8 E1\$ W1 S8 W14 N16 W14 S63 E13N8 FOP=[YR=2017] E7 FGR=[YR=2017] S11 E20 N22 W20 S11\$ N6 W7 S6\$ N6 E7 N5 E20 N36\$ PTR= E25 FUS=[YR=2017] E14 S36 W7 N4 W7 N32\$ W25\$.															