

LOT 95
IN OR 2165/794
HARBOR CONCOURSE PHASE 1

COMBS CHARLES B & BARBARA JOYCE/FORSYTH MELISSA RE
97025 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0095-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																									
Exterior Wall	31	HARDIE BRD 100	0100	01	2,044	118.8495	112.91	230,788	2017	2017	0	0	2.50	97.50	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2018													Heated Area: 1722																								
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2018																								
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY																							
Interior Floo	11	CLAY TILE 50															Tax Group: 4												Tax Dist:											
Interior Floo	14	CARPET 50															BUILDING MARKET VALUE												225,018											
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE												5,634											
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												75,000											
Bedrooms	3	100															TOTAL MARKET VALUE												305,652											
Bathrooms	2	100															SOH/AGL Deduction												102,551											
Frame	02	WOOD FRAME 100															ASSESSED VALUE												203,101											
Stories	1.	1. 100															TOTAL EXEMPTION VALUE												HX HB SX 100,000											
Units	0	100															BASE TAXABLE VALUE												103,101											
Occupancy	00	NONE 100	TOTAL JUST VALUE												305,652																									
			NCON VALUE												0																									
			INCOME VALUE																																					
			PREVIOUS YEAR MKT VALUE												295,488																									
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	189,570																																				
FGR	440	55	242	26,641																																				
FOP	42	30	13	1,431																																				
FOP	224	30	67	7,376																																				
TOTALS			2,428	2,044	225,018																																			
EXTRA FEATURES			97025 HARBOR CONCOURSE CIR, FERNANDINA BEACH																																					
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	604.00	SF	5.20	5.20	100	2017	2017	3	97	3,047																									
3	0855	CONC PAVER	0 100	0	0	225.00	SF	10.00	10.00	100	2020	2020	3	99	2,228																									
TOTAL OB/XF																	5,634																							
LAND DESCRIPTION			TOTAL OB/XF																																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																																								