

LOT 97
IN OR 2198/707
HARBOR CONCOURSE PHASE 1

CHERESKIN JAMES M L/E/
2708 ROCK COURT
TRAVERSE CITY, MI 49684

2024

29-2N-28-0115-0097-0000



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 90
Interior Floo	14	CARPET 10
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

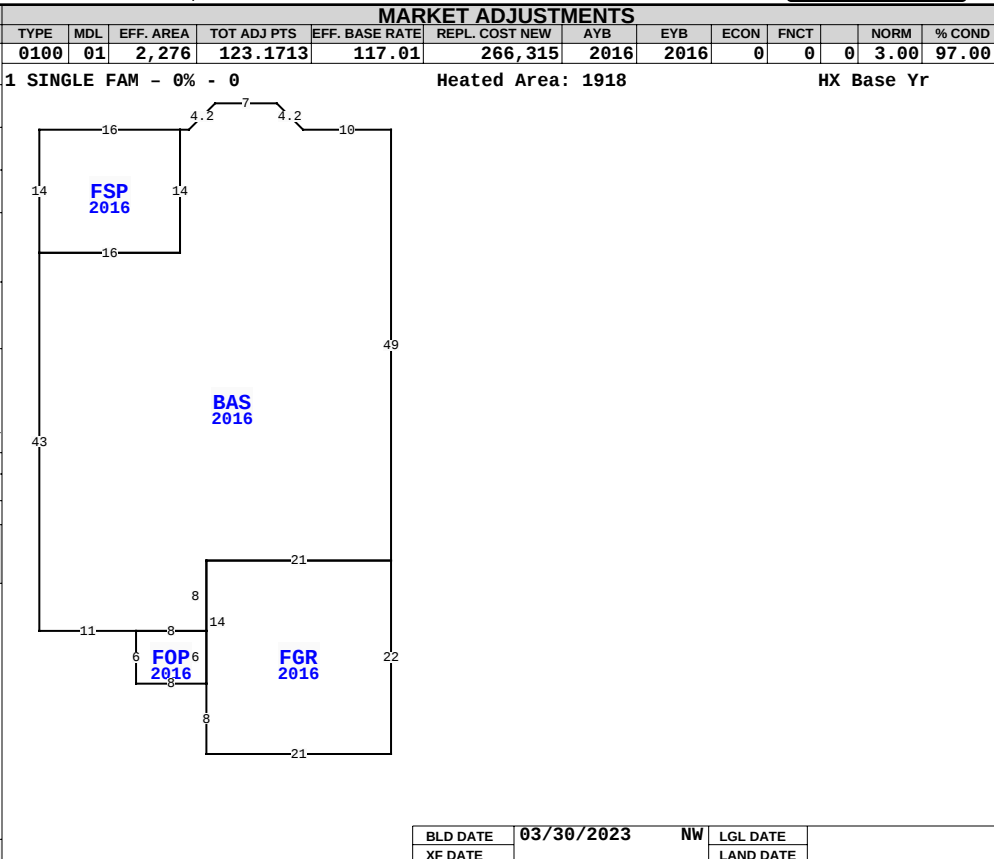
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4145.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,918	100	1,918	217,692
FGR	462	55	254	28,829
FOP	48	30	14	1,589
FSP	224	40	90	10,215
TOTALS	2,652		2,276	258,326

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	0811	CONCRETE B	0	0	0	668.00	SF	5.20	5.20	100	2016	2016	3	96	3,335	
2	0810	CONCRETE A	0	0	15	45.00	SF	6.50	6.50	100	2016	2016	3	96	281	

LAND DESCRIPTION			TOTAL OB/XF 3,616													
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

REVIEW DATE 05/12/2019 BY KBA



97037 HARBOR CONCOURSE CIR, FERNANDINA BEACH	BLD DATE 03/30/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF 3,616																
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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE					258,326
TOTAL MARKET OB/XF VALUE					3,616
TOTAL LAND VALUE - MARKET					75,000
TOTAL MARKET VALUE					336,942
SOH/AGL Deduction					25,308
ASSESSED VALUE					311,634
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					311,634
TOTAL JUST VALUE					336,942
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					325,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632953	CO ISSUED	0	12/30/2016
B1632953	NEW CONSTR	244,739	08/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2198/0707	5/17/2018	LE U	I	I	11	100
GRANTOR: CHERESKIN JAMES M						
GRANTEE: CHERESKIN JAMES M L						
2173/0880	1/24/2018	WD Q	I	I	01	277,000
GRANTOR: BERT MATTHEW S						
GRANTEE: CHERESKIN JAMES M						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2016] W10 U3 L3 W7 D3 L3 W1 FSP=[YR=2016] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2016] S6 E8 FGR=[YR=2016] S8 E21 N22 W21 S14\$ N6 W8\$ E8 N8 E21 N49\$.																

Common: 75,000 PRINTED 08/06/2024 BY SYS