

LOT 98
IN OR 2185/2000
HARBOR CONCOURSE PHASE 2

SCHMIDT GREGORY & AILEEN
97049 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0098-0000



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 Floop	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	0	0 100
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	1,755	100	1,755	183,255
FGR	440	55	242	25,269
FOP	42	30	13	1,357
FSP	224	40	90	9,398
PTO	96	5	5	522
TOTALS	2,557		2,105	219,802

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	686.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	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	2,105	112.1610	106.55	224,288	2018	2018	0	0	2.00	98.00	
1 SINGLE FAM - 100% - 2019 Heated Area: 1755 HX Base Yr 2019												
BLD DATE	03/30/2023						NW	LGL DATE				
XF DATE								LAND DATE				
INC DATE								AG DATE				

TOTAL OB/XF												
3,460												

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3,460												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		219,802	
TOTAL MARKET OB/XF VALUE		3,460	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		298,262	
SOH/AGL Deduction		85,551	
ASSESSED VALUE		212,711	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		162,711	
TOTAL JUST VALUE		298,262	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		288,389	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1707464	CO ISSUED	0	03/28/2018
B1707464	NEW CONSTR	224,817	08/17/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2185/2000	3/26/2018	WD	Q	I	01	246,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SCHMIDT GREGORY & A						
2134/1884	7/20/2017	WD	Q	V	05	220,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES												
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BUILDING DIMENSIONS												
PTO=[YR=2018] W12 FSP=[YR=2018] W14 BAS=[YR=2018] U3 L3 W8 D3 L3 S63 E13 N8 FOP=[YR=2018] E7 FGR=[YR=2018] S11 E20 N22 W20 S11\$ N6 W7 S6\$ N6 E7 N5 E20 N36 W12 S8 W14 N16\$ S16 E14 N16\$ S8 E12 N8\$.												