

LOT 107
HARBOR CONCOURSE PHASE 2
PB 8/162

CASTRO KATHERINE M/RODRIGUEZ DAVID R
97147 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0107-0000



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													
Exterior Wall	31	HARDIE BRD 100	0100	01	2,301	120.9075	114.86	264,293	2019	2019	0	0	1.50	98.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 2017												
Roof Cover	03	COMP SHNGL 100	HX Base Yr																									
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	1,658	100	1,658	187,581																								
FGR	420	55	231	26,135																								
FOP	42	30	13	1,471																								
FOP	120	30	36	4,073																								
FUS	359	100	359	40,616																								
STR	39	10	4	452																								
TOTALS			2,638	2,301	260,329																							
EXTRA FEATURES			97147 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	0	0	27.00	SF	6.50	6.50	100	2019	2019	3	98	172													
2	0811	CONCRETE B	0	0	0	643.00	SF	5.20	5.20	100	2019	2019	3	98	3,277													
3	0462	ST/AL FNC	0	0	105	420.00	SF	10.00	10.00	100	2021	2021	3	95	3,990													
4	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294													
LAND DESCRIPTION																												
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
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	75,000											
REVIEW DATE 08/06/2019 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																												

VALUATION SUMMARY				SALES DATA						
PERMIT NUM	DESCRIPTION	AMT	ISSUED	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
C1902898	CO ISSUED	0	08/13/2019	2344/1358	2/28/2020	WD	Q	I	01	279,000
B1902898	NEW CONSTR	271,390	03/27/2019	GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CASTRO KATHERINE M										
2218/0786	8/02/2018	WD	Q	V	05	240,000				
GRANTOR: NASSAU CONCOURSE LLC										
GRANTEE: DREAM FINDERS HOMES										
BUILDING NOTES										
BUILDING DIMENSIONS										
BAS=[YR=2019] W28 FOP=[YR=2019] N10 W12 S10 E12\$ W12 S54 E14 FOP=[YR=2019] E6 N2 FGR=[YR=2019] E20 N20 W21 S20 E1\$ W1 N6 W5 S8\$ N8 E5 N14 E21 N32\$ PTR= E15 FUS=[YR=2019] E8 STR=[YR=2019] N3 E13 S3 W13\$ E13 N3 E5 S17 W21 N4 W5 N10\$ W15\$.										