



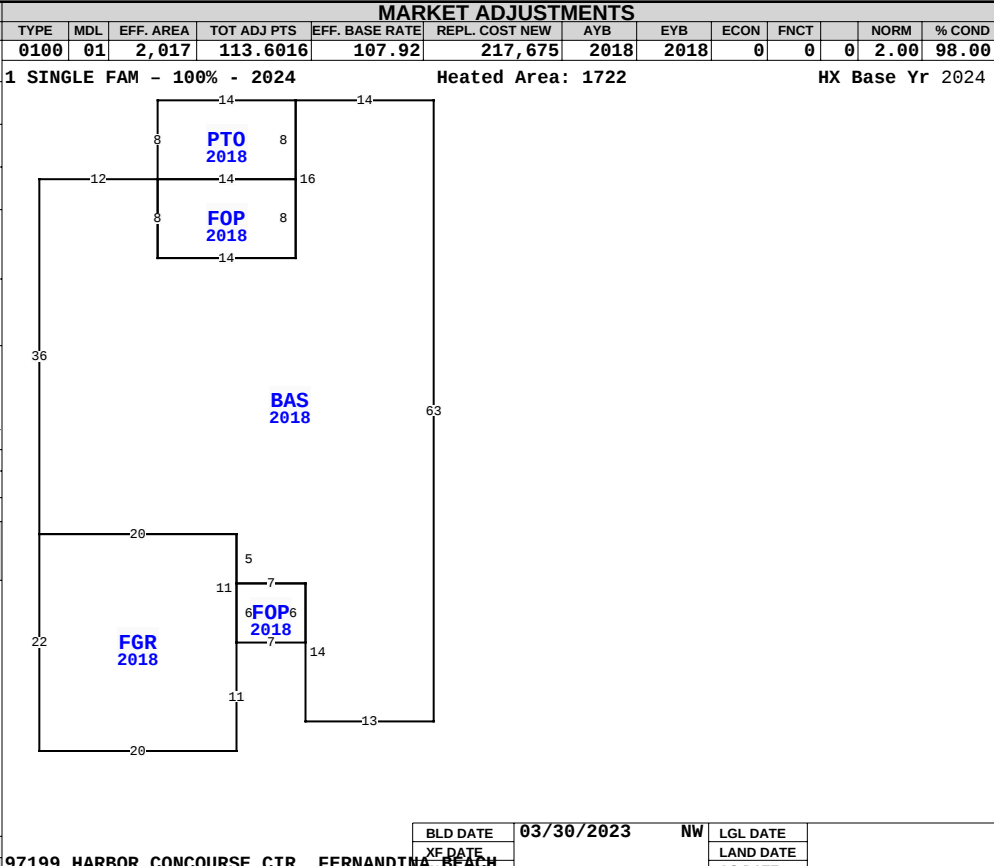
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	182,121
FGR	440	55	242	25,595
FOP	42	30	13	1,375
FOP	112	30	34	3,596
PTO	112	5	6	635
TOTALS	2,428		2,017	213,322

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	0	0	633.00	SF	6.50	6.50	100	2018	2018	3	97	3,991	

LAND DESCRIPTION			TOTAL OB/XF 3,991													
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



97199 HARBOR CONCOURSE 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		213,322	
TOTAL MARKET OB/XF VALUE		3,991	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		292,313	
SOH/AGL Deduction		0	
ASSESSED VALUE		292,313	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		242,313	
TOTAL JUST VALUE		292,313	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		303,324	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004346	15' X8' SCREEN ENC	8,500	04/16/2024
B1707939	CO ISSUED	0	04/02/2018
B1707939	NEW CONSTR	288,554	08/31/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2631/914	4/14/2023	WD	Q	I	01
GRANTOR: HIGHFILL LESLIE RENEE					
GRANTEE: BERKOWITZ MARK D &					
2514/1616	11/15/2021	WD	Q	I	01
GRANTOR: BERNARD BRIAN W & JAM					
GRANTEE: HIGHFILL LESLIE REN					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2018] W14 PT0=[YR=2018] W14 S8 FOP=[YR=2018] S8 E14 N8 W14\$ E14 N8 \$ S16 W14 N8 W12 S36FGR=[YR=2018] S22 E20 N11 FOP=[YR=2018] E7 N6 W7 S6\$ N11 W20\$ E20 S5 E7 S14 E13 N63\$.															