LOT 112
HARBOR CONCOURSE PHASE 2
PB 8/162

IRELAND RICHARD & LIA
97211 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0112-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

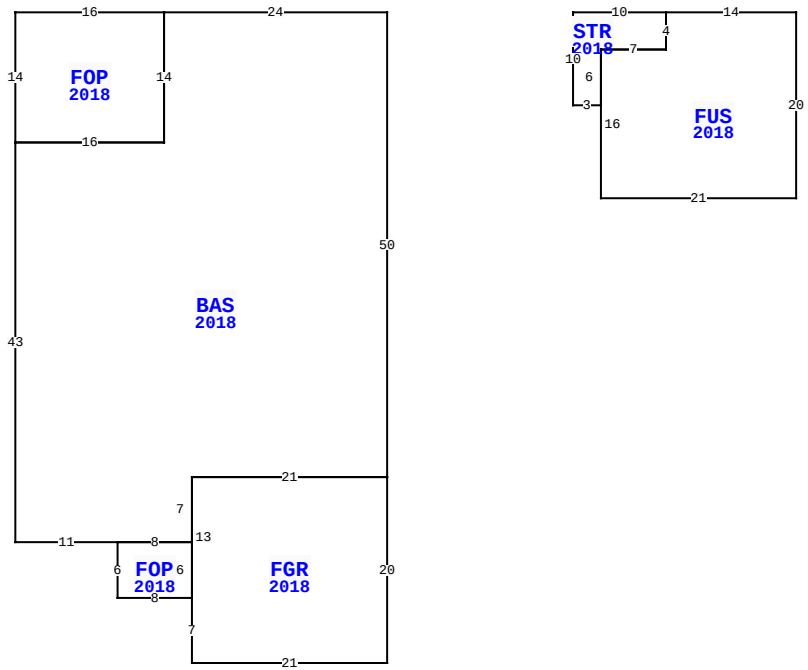
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	1,909	214,620
FGR	420	55	231	25,970
FOP	48	30	14	1,574
FOP	224	30	67	7,532
FUS	392	100	392	44,071
STR	58	10	6	674
TOTALS	3,051		2,619	294,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,619	120.7584	114.72	300,452	2018	2018	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2301 HX Base Yr 2024



97211 HARBOR CONCOURSE CIR, FERNANDINA BEACH

BLD DATE	03/30/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		294,443
TOTAL MARKET OB/XF VALUE		2,986
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		372,429
SOH/AGL Deduction		0
ASSESSED VALUE		372,429
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		322,429
TOTAL JUST VALUE		372,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010900	CO ISSUED	0	10/30/2018
18006079	NEW CONSTR	299,156	06/14/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2667/367	8/29/2023	WD	Q	I	01	465,000
GRANTOR: RAKES BRIAN K						
GRANTEE: IRELAND RICHARD & L						
2384/0923	8/07/2020	WD	Q	I	01	324,000
GRANTOR: SPYKER CHELSEA R & MA						
GRANTEE: RAKES BRIAN K & CAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W24 FOP=[YR=2018] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$ PTR=E20 STR=[YR=2018] E10 FUS=[YR=2018] E14 S20 W21 N16 E7 N4$ S4 W7 S6 W3 N10$ W20$.

EXTRA FEATURES

LN	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	100	0	0	592.00	SF	5.20	5.20	100	2018	2018	3	97	2,986	

LAND DESCRIPTION

TOTAL OB/XF 2,986

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS