LOT 127
HARBOR CONCOURSE PHASE 2
PB 8/162

YE QIANG &/CHEN LING LING &
97255 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

**2024**

**29-2N-28-0115-0127-0000**

## 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 | 08 | SHT VINYL 70 |
| Interior Floo | 14 | CARPET 30 |
| 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 |

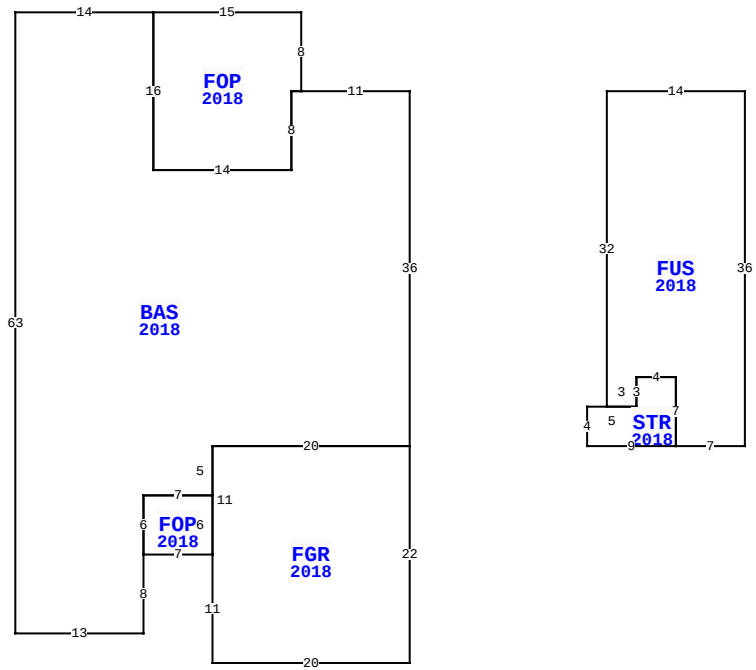
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,722 | 100 | 1,722 | 180,991 |
| FGR | 440 | 55 | 242 | 25,436 |
| FOP | 42 | 30 | 13 | 1,366 |
| FOP | 232 | 30 | 70 | 7,358 |
| FUS | 464 | 100 | 464 | 48,769 |
| STR | 48 | 10 | 5 | 525 |
| TOTALS | 2,948 | | 2,516 | 264,444 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,516 | 112.8960 | 107.25 | 269,841 | 2018 | 2018 | 0 | 0 | 0 | 2.00 | 98.00 |

1 SINGLE FAM – 0% - 0 Heated Area: 2186 HX Base Yr




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

97255 HARBOR CONCOURSE CIR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 264,444 |
| TOTAL MARKET OB/XF VALUE | 2,986 |
| TOTAL LAND VALUE - MARKET | 75,000 |
| TOTAL MARKET VALUE | 342,430 |
| SOH/AGL Deduction | 25,425 |
| ASSESSED VALUE | 317,005 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 317,005 |
| TOTAL JUST VALUE | 342,430 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 330,527 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18011116 | CO ISSUED | 0 | 11/06/2018 |
| 18006078 | NEW CONSTR | 287,698 | 06/14/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2263/1728 | 3/22/2019 | WD | Q | I | 01 | 277,000 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: YE QIANG & LING LIN | | | | | | |
| 2180/0667 | 2/26/2018 | WD | Q | V | 05 | 300,000 |
| GRANTOR: NASSAU CONCOURSE LLC | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W11 FOP=[YR=2018] N8 W15 S16 E14 N8 E1$ W1 S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2018] E7 FGR=[YR=2018] S11 E20 N22 W20 S11$ N6 W7 S6$ N6 E7 N5 E20 N36$ PTR=E20 FUS=[YR=2018] E14 S36 W7 STR=[YR=2018] W9 N4 E5 N3 E4 S7$ N7 W4 S3 W3 N32$ W20$.

## EXTRA FEATURES

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

## LAND DESCRIPTION

TOTAL OB/XF 2,986

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 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 01/10/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS