

LOT 128
IN OR 2232/1865
HARBOR CONCOURSE PHASE 2

WORTHAM MARIAN K & LOUIS J
97267 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0128-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3.5	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

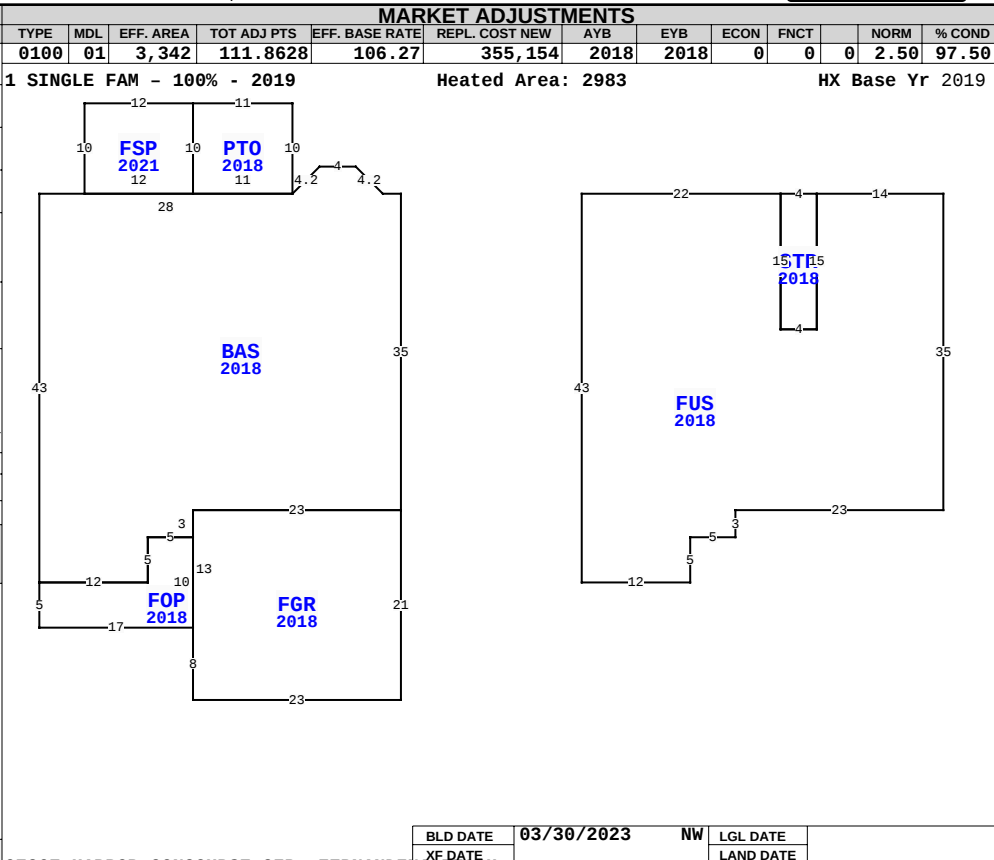
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,532	100	1,532	158,736
FGR	483	55	266	27,561
FOP	110	30	33	3,419
FSP	120	40	48	4,973
FUS	1,451	100	1,451	150,343
PTO	110	5	6	622
STR	60	10	6	622

TOTALS	3,866		3,342	346,275
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	616.00	SF	5.20
2	0462	ST/AL FNC	0	100	184	4	736.00	SF	10.00
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00
4	0866	POOL FIBER	0	100	26	12	312.00	SF	72.00
5	0845	KOOL DECK	0	100	52	4	208.00	SF	7.25

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



TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	346,275								
TOTAL MARKET OB/XF VALUE	32,459								
TOTAL LAND VALUE - MARKET	75,000								
TOTAL MARKET VALUE	453,734								
SOH/AGL Deduction	123,906								
ASSESSED VALUE	329,828								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	279,828								
TOTAL JUST VALUE	453,734								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	439,291								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2102044	FIBERGLASS POOL	7,500	02/22/2021
18010503	CO ISSUED	0	10/17/2018
18005659	NEW CONSTR	381,184	06/05/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2232/1865	10/22/2018	WD	Q	I	02	298,200	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: WORTHAM MARIAN K &							
2180/0667	2/26/2018	WD	Q	V	05	300,000	
GRANTOR: NASSAU CONCOURSE LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W2 U3 L3 W4 D3 L3 PTO=[YR=2018] N10 W11									
FSP=[YR=2021] W12 S10 E12 N10\$ S10 E11\$ W28 S43 FOP=[YR=2018]									
S5 E17 FGR=[YR=2018] S8 E23 N21 W23 S13\$ N10 W5 S5 W12\$ E12									
N5 E5 N3 E23 N35\$ PTR=E20 FUS=[YR=2018] E22 STR=[YR=2018] E4									
S15 W4 N15\$ S15 E4 N15 E14 S35 W23 S3 W5 S5 W12 N43\$ W20\$.									