LOT 129
HARBOR CONCOURSE PHASE 2
PB 8/162

ASLANGECINER BURAK & ARZU
97279 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0129-0000

BUILDING CHARACTERISTICS

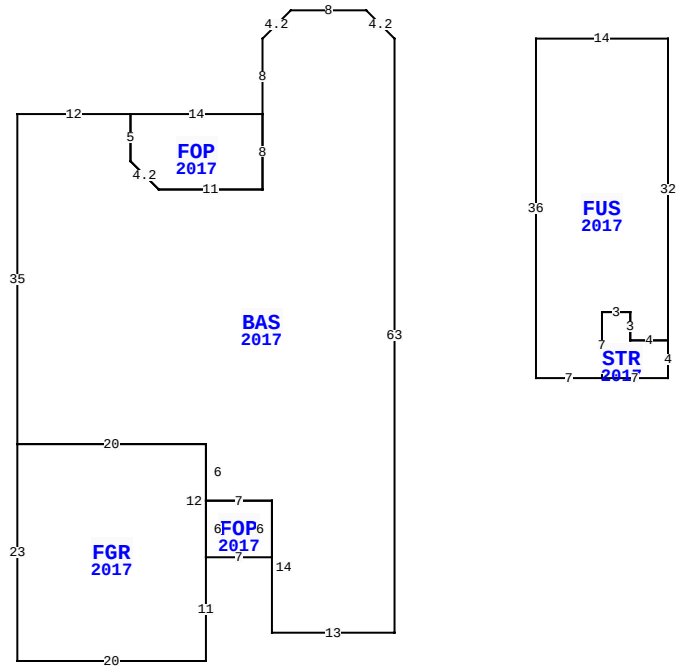
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,740	100	1,740	186,198
FGR	460	55	253	27,074
FOP	42	30	13	1,391
FOP	108	30	32	3,424
FUS	467	100	467	49,973
STR	37	10	4	428
TOTALS	2,854		2,509	268,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,509	116.1216	110.32	276,793	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2207 HX Base Yr 2022



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

97279 HARBOR CONCOURSE CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		268,489
TOTAL MARKET OB/XF VALUE		8,298
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		351,787
SOH/AGL Deduction		32,029
ASSESSED VALUE		319,758
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		269,758
TOTAL JUST VALUE		351,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1703972	CO ISSUED	0	11/20/2017
B1703972	NEW CONSTR	276,123	04/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2508/0074	7/06/2021	WD	Q	I	01	344,600
GRANTOR: VOGEL JOHN ZACHARY &						
GRANTEE: ASLANGECINER BURAK						
2165/1109	12/15/2017	WD	Q	I	01	238,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: VOGEL JOHN ZACHARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W8 D3 L3 S8 FOP=[YR=2017] W14 S5 D3 R3 E11 N8$ S8 W11 U3 L3 N5 W12 S35 FGR=[YR=2017] S23 E20 N11 FOP=[YR=2017] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63$ PTR=E15 FUS=[YR=2017] E14 S32 STR=[YR=2017] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ W15$.

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	100	0	0	596.00	SF	5.20	5.20	100	2017	2017	3	97	3,006	
2	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50	6.50	100	2017	2017	3	97	378	
3	0462	ST/AL FNC	0	100	125	0	500.00	SF	10.00	10.00	100	2018	2018	3	87	4,350	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 8,298

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	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 08/13/2021 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS