

LOT 137
HARBOR CONCOURSE PHASE 1
PB 8/116

QUESADA MICHAEL WILLIAM
97341 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0137-0000



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	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,603	100	1,603	174,485
FGR	416	55	229	24,927
FOP	54	30	16	1,741
FOP	80	30	24	2,612
TOTALS	2,153		1,872	203,765

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	12	3		36.00	SF 6.50	100	2017
2	0811	CONCRETE B	0	0	0	0		920.00	SF 5.20	100	2017

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,872	117.5118	111.64	208,990	2017	2017	0	0	2.50	97.50
1 SINGLE FAM - 0% - 2024											
Heated Area: 1603											
HX Base Yr											

97341 HARBOR CONCOURSE CIR, FERNANDINA BEACH											
BLD DATE 03/30/2023 NW LGL DATE											
XF DATE LAND DATE											
INC DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			203,765
TOTAL MARKET OB/XF VALUE			4,867
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			283,632
SOH/AGL Deduction			0
ASSESSED VALUE			283,632
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			283,632
TOTAL JUST VALUE			283,632
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			274,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1733635	CO ISSUED	0	06/19/2017
B1633635	NEW CONSTR	203,644	12/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2662/84	8/18/2023	WD	Q	I	01	407,000
GRANTOR: MICHAEL SUSAN M						
GRANTEE: QUESADA MICHAEL WIL						
2129/0777	6/22/2017	WD	Q	I	01	203,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MICHAEL SUSAN M						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FOP=[YR=2017] W10 BAS=[YR=2017] W19 S56 FGR=[YR=2017] S21 E20 N9 FOP=[YR=2017] E9 N6 W9 S6\$ N9 L3 U3 W17\$ E17 D3 R3 S3 E9 N54 W10 N8\$ S8 E10 N8\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	75,000.00	75,000.00	75,000								