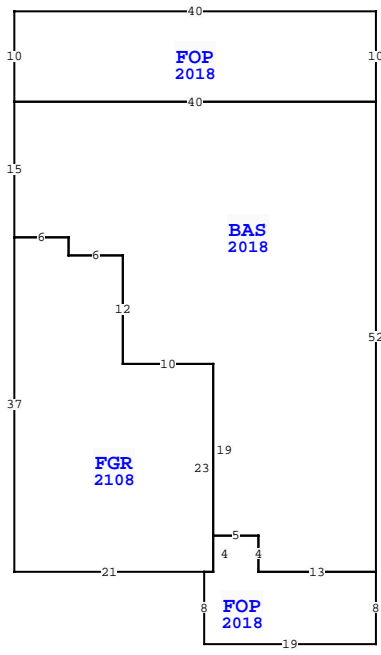


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	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	YEAR
BAS	1,398	100	2018
FGR	662	55	2108
FOP	172	30	2018
FOP	400	30	2018
FUS	1,948	100	2018
TOTALS	4,580		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,882	104.8950	104.90	407,222	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2020 Heated Area: 3346 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			397,041
TOTAL MARKET OB/XF VALUE			7,975
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			490,016
SOH/AGL Deduction			148,387
ASSESSED VALUE			341,629
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			290,907
TOTAL JUST VALUE			490,016
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			462,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010815	CO ISSUED	0	10/26/2018
18005884	NEW CONSTR	440,714	06/11/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2329/1618	12/30/2019	WD Q	Q / I	01	340,000	
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FISHER KELLIE JANE						
2188/0644	3/19/2018	WD Q	V / I	05	420,000	
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

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	741.00	ST	5.20	5.20	100	2018	2018	3	97	3,738	
2	0476	VF 6 SBPL	0	100	130	130.00	LF	32.00	32.00	100	2020	2020	3	95	3,952	
3	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	

BLD DATE		03/30/2023	NW	LGL DATE	04/23/2025	MLU
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BUILDING NOTES	
97190 HARBOR CONCOURSE CIR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FOP=[YR=2018] W40 S10 BAS=[YR=2018] S15 FGR=[YR=2108] S37 E21 FOP=[YR=2018] S8 E19 N8 W13 N4 W5 S4 W1\$ E1 N23 W10 N12 W6 N2 W6\$ E6 S2 E6 S12 E10 S19 E5 S4 E13 N52 W40\$ E40 N10 \$ PTR=E20 FUS=[YR=2018] E40 S52 W13 N13 W6 S10 W6 S1 W9 N1 W6 N49 \$ W20\$.	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							