

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	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	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,301	119.5698	119.57	275,131	2019	2019	0	0	0	2.00	98.00		
1 SINGLE FAM - 100% - 2021 Heated Area: 2017 HX Base Yr 2021														

BLD DATE	03/30/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/23/2025
INC DATE			AG DATE	

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	2019	1,658	194,282
FGR	420	55	2019	231	27,069
FOP	42	30	2019	13	1,523
FOP	120	30	2019	36	4,219
FUS	359	100	2019	359	42,067
STR	39	10	2019	4	468
TOTALS	2,638			2,301	269,628

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	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	
2	0810	CONCRETE A	0	100	6	36.00	SF	6.50	6.50	100	2019	2019	3	97	227	
3	0811	CONCRETE B	0	100	0	600.00	SF	5.20	5.20	100	2019	2019	3	97	3,026	
4	0476	VF 6 SBPL	0	100	125	125.00	LF	32.00	32.00	100	2020	2020	3	95	3,800	

97238 HARBOR CONCOURSE CIR, FERNANDINA BEACH													
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LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

TOTAL OB/XF														7,338									
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NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	269,628	
TOTAL MARKET OB/XF VALUE	7,338	
TOTAL LAND VALUE - MARKET	85,000	
TOTAL MARKET VALUE	361,966	
SOH/AGL Deduction	97,160	
ASSESSED VALUE	264,806	
TOTAL EXEMPTION VALUE	HX HB 50,722	
BASE TAXABLE VALUE	214,084	
TOTAL JUST VALUE	361,966	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	339,865	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903529	CO ISSUED	0	09/09/2019
19003529	NEW CONSTR	271,390	04/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2372/1806	6/29/2020	WD Q	Q	I	01	276,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BULLOCK AARON W & S						
2218/0786	8/02/2018	WD Q	Q	V	05	240,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS
FOP=[YR=2019] W12 S10 BAS=[YR=2019] W28 S32 FGR=[YR=2019] S20 E20 FOP=[YR=2019] S2 E6 N8 W5 S6 W1\$ E1 N20 W21\$ E21 S14 E5 S8 E14 N54 W12\$ E12 N10\$ PTR= E15 FUS=[YR=2019] E5 STR=[YR=2019] E13 S3 W13 N3\$ S3 E21 S10 W5 S4 W21 N17\$ W15\$.