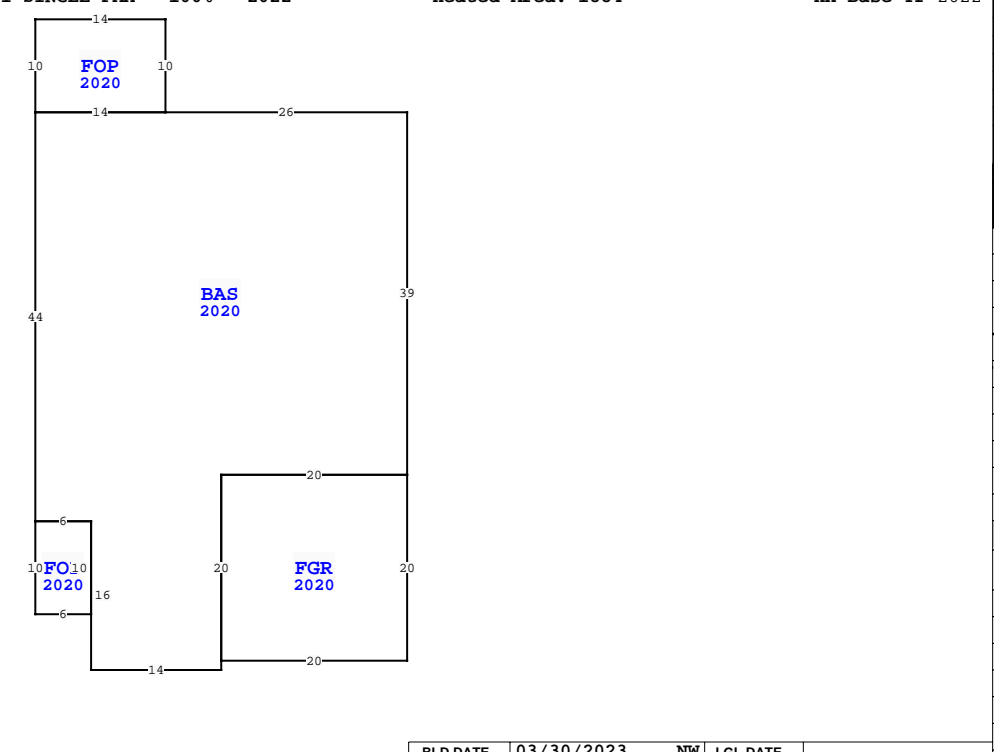


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,164	116.4828	116.48	252,063	2020	2020	0	0	1.50	98.50	



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	1,884	100	2020	1,884	216,156
FGR	400	55	2020	220	25,242
FOP	60	30	2020	18	2,066
FOP	140	30	2020	42	4,819
TOTALS	2,484			2,164	248,282

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		248,282
TOTAL MARKET OB/XF VALUE		3,217
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		336,499
SOH/AGL Deduction		39,765
ASSESSED VALUE		296,734
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		246,012
TOTAL JUST VALUE		336,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909773	CO ISSUED	0	03/03/2020
B1909773	NEW CONSTR	254,931	09/17/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2466/1920	6/02/2021	WD Q	Q	I	01	325,000
GRANTOR: LE HUNG & ZENGZHEN HU						
GRANTEE: MYERS ROBERT A & KI						
2364/1857	5/29/2020	WD Q	Q	I	01	249,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LE HUNG & ZENGZHEN						

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	0810	CONCRETE A	0	100	3	15			6.50	100	2020	2020	3	98	287	
2	0811	CONCRETE B	0	100	0	0			5.20	100	2020	2020	3	98	2,930	

BLD DATE		03/30/2023	NW	LGL DATE	04/23/2025	MLU
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BUILDING NOTES	
97272 HARBOR CONCOURSE CIR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2020] W26 FOP=[YR=2020] N10 W14 S10 E14\$ W14 S44 FOP=[YR=2020] S10 E6 N10 W6\$ E6 S16 E14 N1 FGR=[YR=2020] E20 N20 W20 S20\$ N20 E20 N39\$.	

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	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							