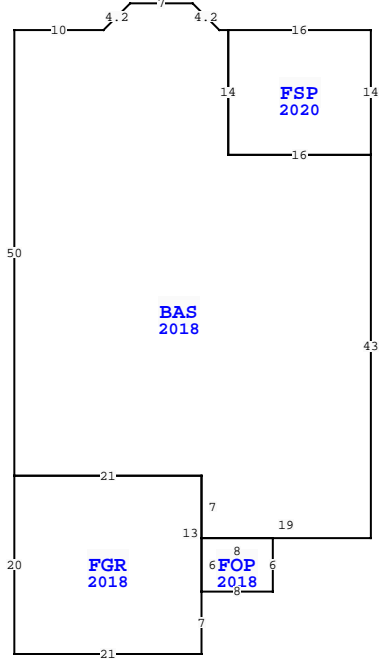




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	1,939	100	2018
FGR	420	55	2018
FOP	48	30	2018
FSP	224	40	2020
TOTALS	2,631		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2019		Heated Area: 1939					HX Base Yr 2019	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			271,712
TOTAL MARKET OB/XF VALUE			7,330
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			364,042
SOH/AGL Deduction			112,048
ASSESSED VALUE			251,994
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			201,272
TOTAL JUST VALUE			364,042
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			341,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808668	CO ISSUED	0	12/17/2018
B1808668	NEW CONSTR	257,698	08/24/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	12/19/2018	CN Q	Q	I	01	269,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: AUSTIN PATRICIA						
2128/1414	6/19/2017	WD Q	V	05		220,000
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	768.00	SF	5.20	5.20	100	2018	2018	3	97	3,874	
2	0476	VF 6 SBPL	0	100	0	108.00	LF	32.00	32.00	100	2018	2018	3	92	3,180	
3	0470	VNYL GATE	0	100	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

BLD DATE		03/30/2023	NW	LGL DATE	04/23/2025	MLU
----------	--	------------	----	----------	------------	-----

BUILDING NOTES	
97286 HARBOR CONCOURSE CIR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FSP=[YR=2020] W16 BAS=[YR=2018] W1 U3 L3 W7 D3 L3 W10 S50 FGR=[YR=2018] S20 E21 N7 FOP=[YR=2018] E8 N6 W8 S6\$ N13 W21\$ E21 S7 E19 N43 W16 N14\$ S14 E16 N14\$.	

LAND DESCRIPTION		TOTAL OB/XF															7,330							
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							