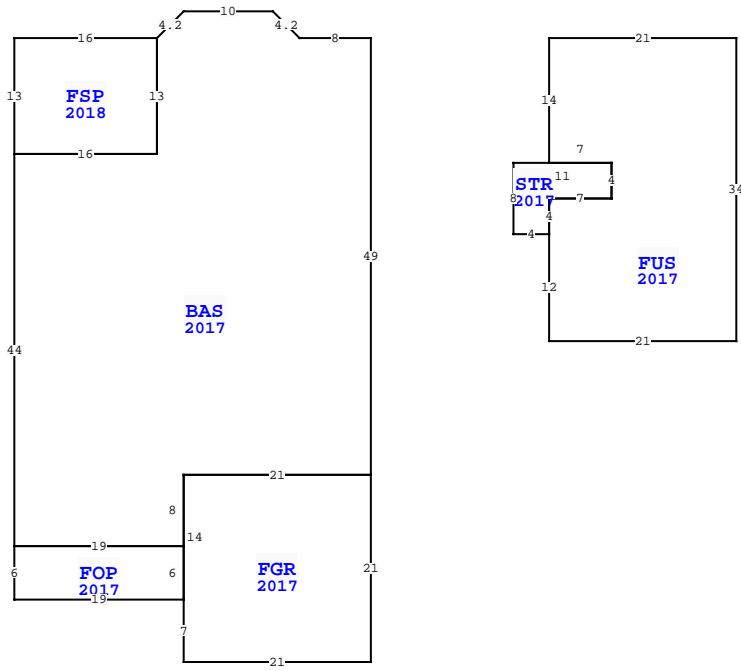


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	YEAR
BAS	1,943	100	2017
FGR	441	55	2017
FOP	114	30	2017
FSP	208	40	2018
FUS	686	100	2017
STR	60	10	2017
TOTALS	3,452		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,995	108.7674	108.77	325,766	2017	2017	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2018 Heated Area: 2629 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			315,993
TOTAL MARKET OB/XF VALUE			6,298
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			407,291
SOH/AGL Deduction			138,818
ASSESSED VALUE			268,473
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			217,751
TOTAL JUST VALUE			407,291
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			383,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003446	REPAIR/RRF	1,366	05/01/2018
C1705147	CO ISSUED	0	12/01/2017
B1705147	NEW CONSTR	325,478	06/09/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2161/1138	11/30/2017	WD	Q	I	01	300,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PARKER TREVOR A & A						
2109/0354	3/23/2017	WD	U	V	11	100
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
1	0810	CONCRETE A	0	100	16	3		6.50	6.50	100	2017
2	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2017
3	0476	VF 6 SBPL	0	100	0	0		32.00	32.00	100	2018

TOTAL OB/XF												6,298												
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							

BUILDING NOTES											
BLD DATE 03/30/2023 NW LGL DATE 04/23/2025 MLU											
XF DATE											
AG DATE											
97314 HARBOR CONCOURSE CIR, FERNANDINA BEACH											

BUILDING DIMENSIONS											
BAS=[YR=2017] W8 U3 L3 W10 D3 L3 FSP=[YR=2018] W16 S13 E16 N13\$ S13 W16 S44 FOP=[YR=2017] S6 E19 FGR=[YR=2017] S7 E21 N21 W21 S14\$ N6 W19\$ E19 N8 E21 N49\$ PTR= E20 FUS=[YR=2017] E21 S34 W21 N12 STR=[YR=2017] W4 N8 E11 S4 W7 S4\$ N4 E7 N4 W7 N14\$ W20\$.											