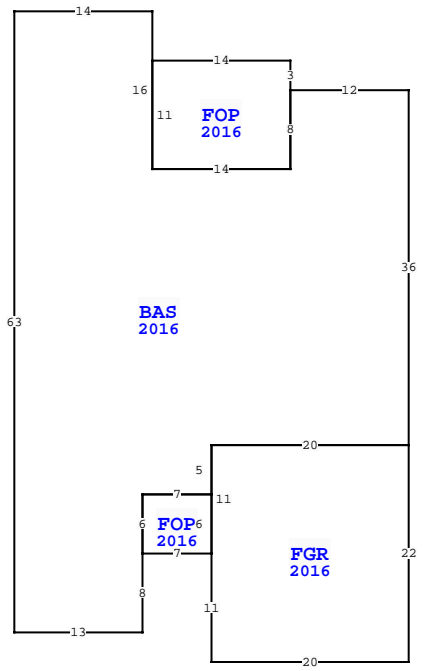


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	1,722	100	2016
FGR	440	55	2016
FOP	42	30	2016
FOP	154	30	2016
TOTALS	2,358		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 2024								
				Heated Area:	1722						
				HX Base Yr							



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			237,231
TOTAL MARKET OB/XF VALUE			3,389
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			325,620
SOH/AGL Deduction			0
ASSESSED VALUE			325,620
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			325,620
TOTAL JUST VALUE			325,620
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			304,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631829	CO ISSUED	0	06/29/2016
B1631829	NEW CONSTR	217,743	02/19/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/1686	3/09/2023	SW	Q	I	05	722,800
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: RESIDENTIAL HOME BU						
2559/1809	4/28/2022	WD	U	I	37	383,800
GRANTOR: THORNTON PAUL GREGORY						
GRANTEE: OPENDOOR PROPERTY T						

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	0	0	686.00	SF	5.20	5.20	100	2016	2016	3	95	3,389	

BLD DATE		03/30/2023	NW	LGL DATE	04/23/2025	MLU
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BUILDING NOTES	
97338 HARBOR CONCOURSE CIR, FERNANDINA BEACH	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

BUILDING DIMENSIONS	
BAS=[YR=2016] W12 FOP=[YR=2016] N3 W14 S11 E14 N8 \$ S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2016] E7 FGR=[YR=2016] S11 E20 N22 W20 S11 \$ N6 W7 S6 \$ N6 E7 N5 E20 N36\$.	