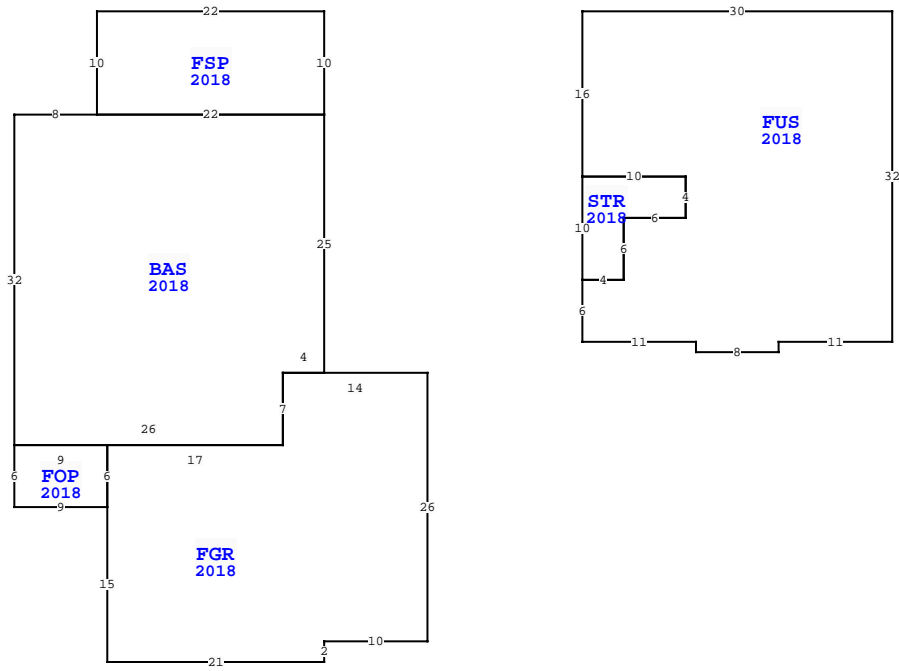


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	11	CLAY TILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	932	100	2018
FGR	729	55	2018
FOP	54	30	2018
FSP	220	40	2018
FUS	904	100	2018
STR	64	10	2018
TOTALS	2,903		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,347	119.2611	119.26	279,903	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 0% - 0 Heated Area: 1836 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			272,905
TOTAL MARKET OB/XF VALUE			4,342
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			362,247
SOH/AGL Deduction			18,694
ASSESSED VALUE			343,553
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			343,553
TOTAL JUST VALUE			362,247
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			339,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705817	CO ISSUED	0	03/29/2018
B1705817	NEW CONSTR	248,809	06/29/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2416/0453	12/11/2020	WD Q	Q	I	02	310,000
GRANTOR: HASELDEN THOMAS E & T						
GRANTEE: MCDONALD MARTIN A &						
2188/0786	3/29/2018	WD Q	Q	I	02	267,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HASELDEN THOMAS E &						

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	0812	CONCRETE C	0	0	0	1,119.00	SF	4.00	4.00	100	2018	2018	3	97	4,342	

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

97356 HARBOR CONCOURSE CIR, FERNANDINA BEACH

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018;ORIG=-22,10] W8 S32 E26 N7 E4 N25 W22 \$											
FUS=[YR=2018;ORIG=25,0] E30 S32 W11 S1 W8 N1 W11 N6 E4 N6 E6 N4 W10 N16 \$											
FGR=[YR=2018;ORIG=-21,48] S15 E21 N2 E10 N26 W14 S7 W17 S6 \$											
FSP=[YR=2018;ORIG=0,0] W22 S10 E22 N10 \$											
STR=[YR=2018;ORIG=25,26] N10 E10 S4 W6 S6 W4 \$											
FOP=[YR=2018;ORIG=-30,42] S6 E9 N6 W9 \$											
PTR=[ORIG=0,0] E25 W25 \$											

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