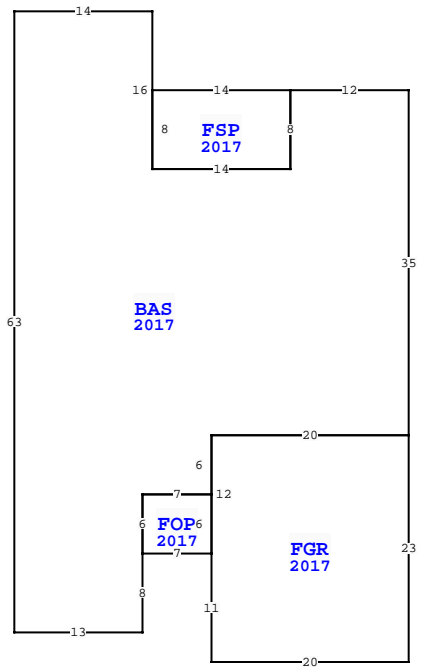


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	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	1,702	100	2017
FGR	460	55	2017
FOP	42	30	2017
FSP	112	40	2017
TOTALS	2,316		

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%	- 2018		Heated Area: 1702					HX Base Yr	2018



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,867
TOTAL MARKET OB/XF VALUE		4,112
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		332,979
SOH/AGL Deduction		119,626
ASSESSED VALUE		213,353
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,631
TOTAL JUST VALUE		332,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633488	CO ISSUED	0	05/19/2017
B1633488	NEW CONSTR	216,217	12/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2354/1085	4/16/2020	LE U		I	11	100
GRANTOR: REED KATHLEEN T & LEO						
GRANTEE: REED SPENCER D						
2351/0837	3/31/2020	LE U		I	11	100
GRANTOR: REED KATHLEEN T & LEO						
GRANTEE: REED SPENCER D						

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	20	3		6.50	6.50	100	2017	2017	3	96	374	
2	0810	CONCRETE A	0	100	0	0		599.00	6.50	100	2017	2017	3	96	3,738	

BLD DATE		03/30/2023	NW	LGL DATE	04/23/2025	MLU
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BUILDING NOTES	
97378 HARBOR CONCOURSE CIR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2017] W12 FSP=[YR=2017] W14 S8 E14 N8\$ S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2017] E7 FGR=[YR=2017] S11 E20 N23 W20 S12\$ N6 W7 S6\$ N6 E7 N6 E20 N35\$.	

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