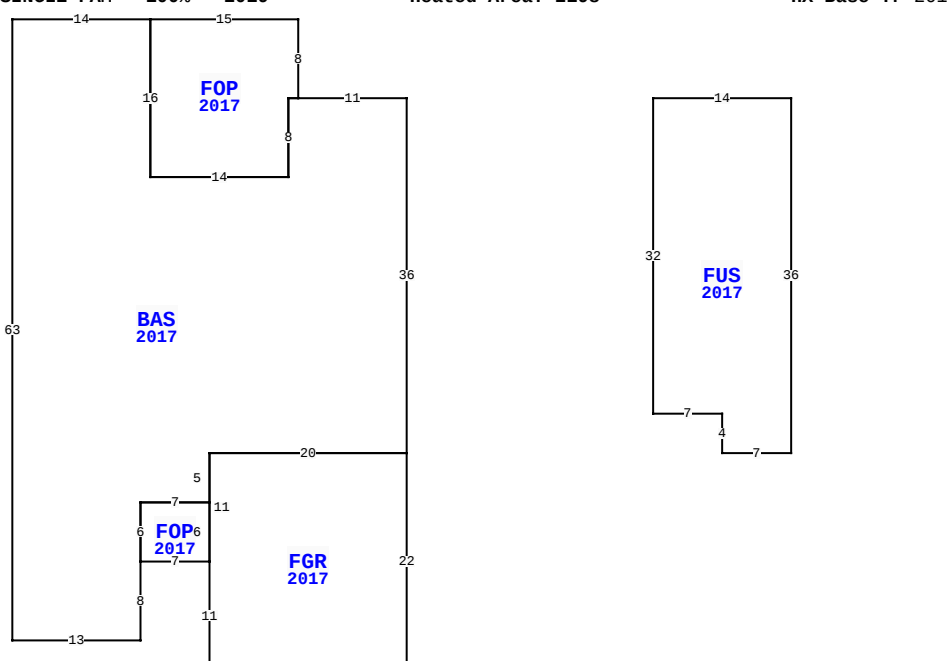


KENNEDY DANNY SHAWN & SHEILA
97007 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

29-2N-28-0115-0092-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION																				VALUATION SUMMARY																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	31	HARDIE BRD 100								0100	01	2,523	117.4320	117.43	296,276	2017	2017	0	0	0	3.00	97.00	VALUATION BY STANDARD																
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2019										Heated Area: 2198										HX Base Yr 2019									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floo	11	CLAY TILE 50																																					
Interior Floo	14	CARPET 50																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		4 100																																					
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	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	1,722	100	2017	1,722	196,148																																		
FGR	440	55	2017	242	27,565																																		
FOP	42	30	2017	13	1,481																																		
FOP	232	30	2017	70	7,973																																		
FUS	476	100	2017	476	54,220																																		
TOTALS		2,912			2,523	287,388																																	
EXTRA FEATURES										97007 HARBOR CONCOURSE CIR, FERNANDINA BEACH										BLD DATE 03/30/2023 NW LGL DATE 04/23/2025 MLU																			
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	19	3	57.00 SF		6.50	6.50	100	2017	2017	3	96	356																								
2	0811	CONCRETE B	0 100	0	0	576.00 SF		5.20	5.20	100	2017	2017	3	96	2,875																								
3	0861	POOL GUNIT	0 100	0	0	324.00 SF		85.00	85.00	100	2019	2019	3	87	23,960																								
4	0855	CONC PAVER	0 100	0	0	484.00 SF		10.00	10.00	100	2019	2019	3	97	4,695																								
5	0462	ST/AL FNC	0 100	0	0	480.00 SF		10.00	10.00	100	2019	2019	3	87	4,176																								
6	0463	FENCE GATE	0 100	0	0	1.00 UT		300.00	300.00	100	2019	2019	3	94	282																								
LAND DESCRIPTION TOTAL OB/XF 36,344																																							
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	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000																						
REVIEW DATE 04/22/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																																							