

DEMAR GLENN E & GINA
97158 HARBOR CONCURSE CIRCLE
FERNANDINA BEACH, FL 32034

29-2N-28-0115-0034-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY			
Exterior Wall		31		HARDIE BRD 100		0100		01		2,569		122.0688		128.17		329,269		2018		2018		0		0		3.00		97.00		VALUATION BY		STANDARD	
Roof Structure		08		IRREGULAR 100		1		SINGLE FAM		100%		- 2023		Heated Area: 2219		HX Base Yr 2023												Tax Group: 4		Tax Dist:			
Roof Cover		03		COMP SHNGL 100																								BUILDING MARKET VALUE		319,391			
Interior Wall		05		DRYWALL 100																								TOTAL MARKET OB/XF VALUE		50,000			
Interior Floor		11		CLAY TILE 70																								TOTAL LAND VALUE - MARKET		85,000			
Interior Floor		14		CARPET 30																								TOTAL MARKET VALUE		454,391			
Air Condition		03		CENTRAL 100																								SOH/AGL Deduction		26,591			
Heating Type		04		AIR DUCTED 100																								ASSESSED VALUE		427,800			
Bedrooms				4 100																								TOTAL EXEMPTION VALUE		HX HB 51,411			
Bathrooms				3 100																								BASE TAXABLE VALUE		376,389			
Frame		02		WOOD FRAME 100																								TOTAL JUST VALUE		454,391			
Stories		0		0 100																								NCON VALUE		0			
Units		0		0 100																								INCOME VALUE					
Occupancy		00		NONE 100																								PREVIOUS YEAR MKT VALUE		430,420			
Quality		04		Quality Level 04																													
DOR CODE		0100		SINGLE FAMILY																													
MAP NUM				MKT AREA																													
NEIGHBORHOOD/LOC				4145.00																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		1,755		100		2018		1,755		218,190																							
FGR		440		55		2018		242		30,086																							
FOP		42		30		2018		13		1,616																							
FSP		224		40		2018		90		11,189																							
FUS		464		100		2018		464		57,687																							
STR		48		10		2018		5		622																							
TOTALS		2,973						2,569		319,391																							
EXTRA FEATURES										97158 HARBOR CONCOURSE CIR, FERNANDINA BEACH										BLD DATE 03/30/2023 NW LGL DATE 04/23/2025 MLU													
L N OB/IF CODE DESCRIPTION BLD CAP L W UNITS UT Adj R ADJ UNIT PRICE ORIG COND YEAR ON YEAR ACTUAL Q % COND OB/IF MKT VALUE NOTES										XF DATE INV DATE										LAND DATE AG DATE													
2 0860 POOL/SPA 1 100 0 0 1.00 UT 50,000.00 50,000.00 100 2023 2023 04 100 50,000																																	