LOT 66
HARBOR CONCOURSE PHASE 2
PB 8/162

FKH SFR PROPCO I LP
1850 PARKWAY PLACE STE 900
MARIETTA, GA 30067

2026

29-2N-28-0115-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
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		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

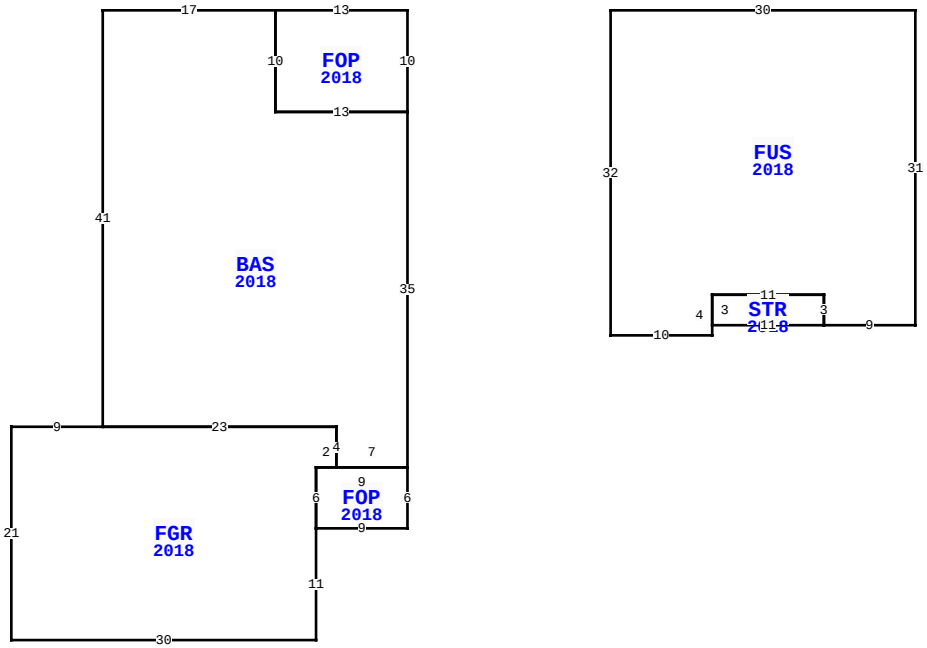
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	2018	1,128	138,904
FGR	638	55	2018	351	43,222
FOP	54	30	2018	16	1,970
FOP	130	30	2018	39	4,802
FUS	907	100	2018	907	111,690
STR	33	10	2018	3	370
TOTALS	2,890			2,444	300,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,444	120.9075	126.95	310,266	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2023 Heated Area: 2035 HX Base Yr



97320 HARBOR CONCOURSE CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	300,958
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	385,958
SOH/AGL Deduction	0
ASSESSED VALUE	385,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	385,958
TOTAL JUST VALUE	385,958
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	377,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006858	CO ISSUED	0	07/05/2018
B1707940	NEW CONSTR	265,571	08/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2539/1195	2/15/2022	WD	Q	I	01	422,900
GRANTOR: SMITH STEVEN R & AMAN						
GRANTEE: FKH SFR PROPCO 1 LP						
2406/1826	11/06/2020	WD	Q	I	01	316,000
GRANTOR: CHAPMAN JEFFREY SCOTT						
GRANTEE: SMITH STEVEN R & AM						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W13 BAS=[YR=2018] W17 S41 FGR=[YR=2018] W9 S21 E30 N11 FOP=[YR=2018] E9 N6 W9 S6$ N6 E2 N4 W23$ E23 S4 E7 N35 W13 N10$ S10 E13 N10$ PTR=E20 FUS=[YR=2018] E30 S31 W9 STR=[YR=2018] W11 N3 E11 S3$ N3 W11 S4 W10 N32$ W20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS