LOT 91
HARBOR CONCOURSE PHASE 1
PB 8/116

SAYLES TYLER/
7223 BLUE BEECH DR
RIVERVIEW, FL 33578

2026

29-2N-28-0115-0091-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

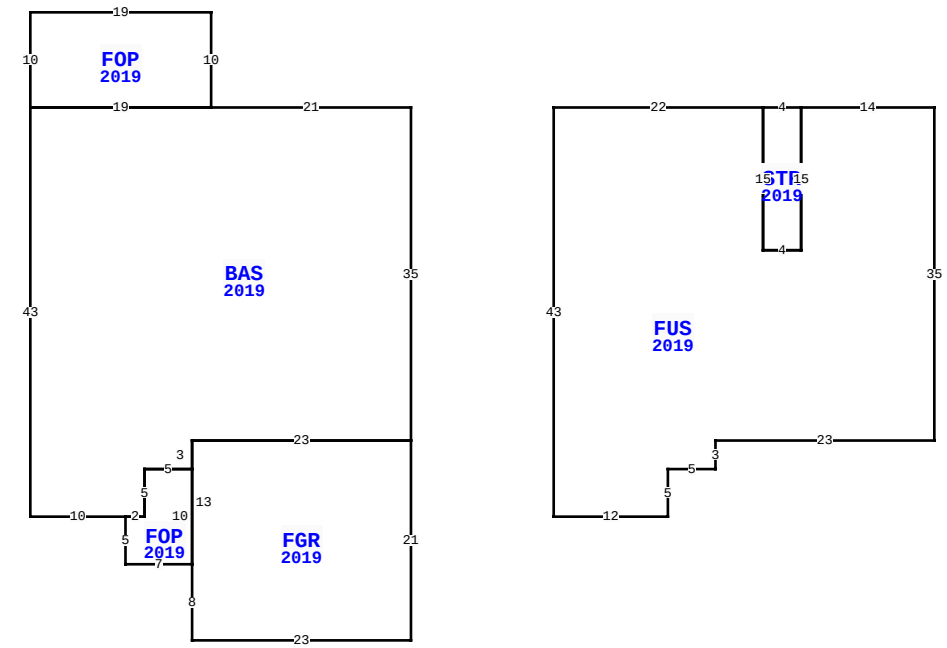
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100	2019	1,511	164,678
FGR	483	55	2019	266	28,990
FOP	60	30	2019	18	1,962
FOP	190	30	2019	57	6,212
FUS	1,451	100	2019	1,451	158,138
STR	60	10	2019	6	654
TOTALS	3,755			3,309	360,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,309	106.4532	111.78	369,880	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 0% - 2026 Heated Area: 2962 HX Base Yr



97001 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	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	360,633
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	445,633
SOH/AGL Deduction	0
ASSESSED VALUE	445,633
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	445,633
TOTAL JUST VALUE	445,633
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	437,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807867	CO ISSUED	0	03/04/2019
B1807867	NEW CONSTR	379,104	08/02/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2641/669	5/18/2023	QC	U	I	11	100
GRANTOR: SAYLES ELIZABETH SOMM						
GRANTEE: SAYLES TYLER						
2331/1289	1/03/2020	WD	Q	I	01	327,000
GRANTOR: PHIPPS JASON P & NICO						
GRANTEE: SAYLES TYLER WYATT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W21 FOP=[YR=2019] N10 W19 S10 E19$ W19 S43 E10 FOP=[YR=2019] S5 E7 FGR=[YR=2019] S8 E23 N21 W23 S13$ N10 W5 S5 W2$ E2 N5 E5 N3 E23 N35$ PTR= E15 FUS=[YR=2019] E22 STR=[YR=2019] E4 S15 W4 N15$ S15 E4 N15 E14 S35 W23 S3 W5 S5 W12 N43$ W15$.

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS