

KING JAMES M & KIMBERLY A
97365 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

29-2N-28-0115-0141-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
CONSTRUCTION										VALUATION SUMMARY										4																
Exterior Wall		31	HARDIE BRD 100		TYPE		0100	01	3,781	TOT ADJ PTS		109.9035	EFF. BASE RATE		115.40	REPL. COST NEW		436,327	AYB		2017	EYB		2017	ECON		0	FNCT		0	NORM		3.50	% COND		96.50
Roof Structur		08	IRREGULAR 100		1		SINGLE FAM		100% - 2021		Heated Area:		3259		HX Base Yr		2021																			
Roof Cover		03	COMP SHNGL 90		10		FOP		2017		10		FUS		2017		10		STR		2017		10		10		10		10		10		10		10	
Roof Cover		12	MODULAR MT 10		10		FOP		2017		10		FUS		2017		10		STR		2017		10		10		10		10		10		10		10	
Interior Wall		05	DRYWALL 100		10		FOP		2017		10		FUS		2017		10		STR		2017		10		10		10		10		10		10		10	
Interior Floo		14	CARPET 60		10		FOP		2017		10		FUS		2017		10		STR		2017		10		10		10		10		10		10		10	
Interior Floo		11	CLAY TILE 40		10		FOP		2017		10		FUS		2017		10		STR		2017		10		10		10		10		10		10		10	
Air Condition		03	CENTRAL 100		10		FOP		2017		10		FUS		2017		10		STR		2017		10		10		10		10		10		10		10	
Heating Type		04	AIR DUCTED 100		10		FOP		2017		10		FUS		2017		10		STR		2017		10		10		10		10		10		10		10	
Bedrooms		5	100		10		FOP		2017		10		FUS		2017		10		STR		2017		10		10		10		10		10		10		10	
Bathrooms		4	100		10		FOP		2017		10		FUS		2017		10		STR		2017		10		10		10		10		10		10		10	
Frame		02	WOOD FRAME 100		10		FOP		2017		10		FUS		2017		10		STR		2017		10		10		10		10		10		10		10	
Stories		2.	100		10		FOP		2017		10		FUS		2017		10		STR		2017		10		10		10		10		10		10		10	
Units		0	100		10		FOP		2017		10		FUS		2017		10		STR		2017		10		10		10		10		10		10		10	
Occupancy		00	NONE 100		10		FOP		2017		10		FUS		2017		10		STR		2017		10		10		10		10		10		10		10	
Quality		04	Quality Level 04		10		FOP		2017		10		FUS		2017		10		STR		2017		10		10		10		10		10		10		10	
DOR CODE		0100	SINGLE FAMILY		10		FOP		2017		10		FUS		2017		10		STR		2017		10		10		10		10		10		10		10	
MAP NUM			MKT AREA		10		FOP		2017		10		FUS		2017		10		STR		2017		10		10		10		10		10		10		10	
NEIGHBORHOOD/LOC		4145.00			10		FOP		2017		10		FUS		2017		10		STR		2017		10		10		10		10		10		10		10	
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	FOP		2017		10		FUS		2017		10		STR		2017		10		10		10		10		10		10		10	
BAS		1,414	100	2017	1,414	157,465	FOP		2017		10		FUS		2017		10		STR		2017		10		10		10		10		10		10		10	
FGR		646	55	2017	355	39,533	FOP		2017		10		FUS		2017		10		STR		2017		10		10		10		10		10		10		10	
FOP		134	30	2017	40	4,454	FOP		2017		10		FUS		2017		10		STR		2017		10		10		10		10		10		10		10	
FOP		400	30	2017	120	13,363	FOP		2017		10		FUS		2017		10		STR		2017		10		10		10		10		10		10		10	
FUS		1,845	100	2017	1,845	205,461	FOP		2017		10		FUS		2017		10		STR		2017		10		10		10		10		10		10		10	
STR		70	10	2017	7	780	FOP		2017		10		FUS		2017		10		STR		2017		10		10		10		10		10		10		10	
TOTALS		4,509			3,781	421,056	FOP		2017		10		FUS		2017		10		STR		2017		10		10		10		10		10		10		10	
EXTRA FEATURES										97365 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																				