

LOT 16
IN OR 2068/656
HARBOR CONCOURSE PHASE 1

HARNAGE KEITH ALLEN & CHASTITY
97040 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0016-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

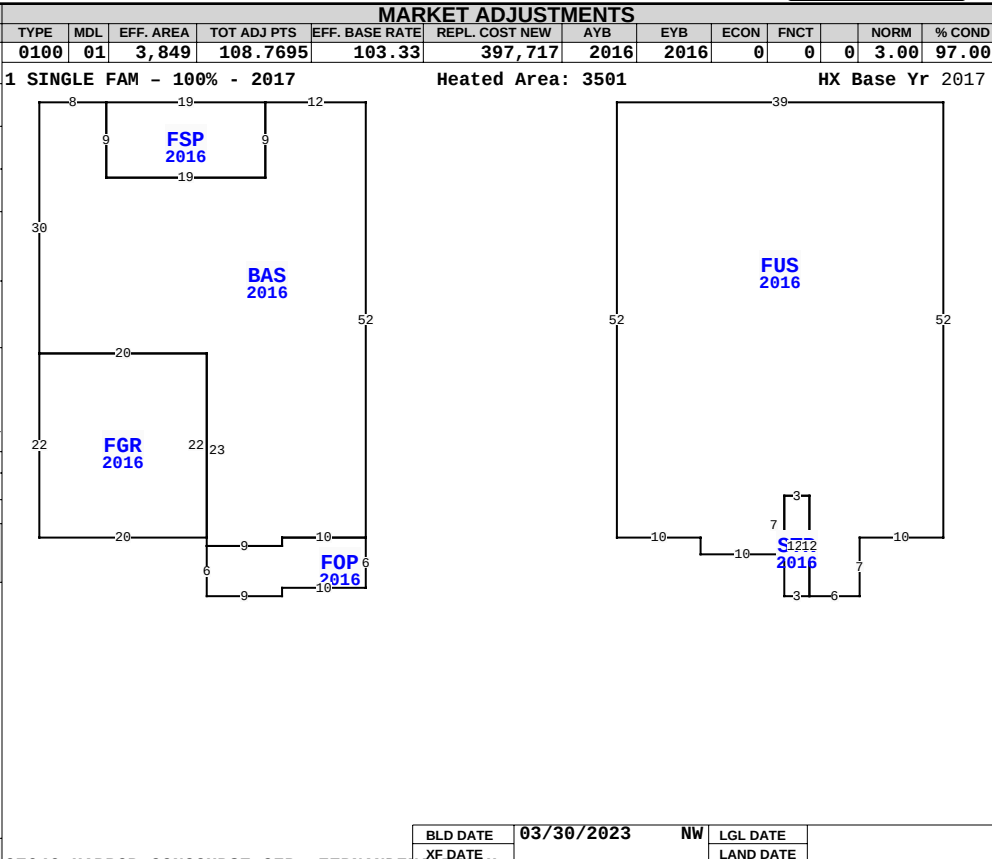
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4145.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,426	100	1,426	142,929
FGR	440	55	242	24,256
FOP	114	30	34	3,408
FSP	171	40	68	6,815
FUS	2,075	100	2,075	207,978
STR	36	10	4	401

TOTALS	4,262		3,849	385,785
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	936.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
4	0861	POOL GUNIT	0	100	0	0	216.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	352.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00



BLD DATE	03/30/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
28,731									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	385,785		
TOTAL MARKET OB/XF VALUE	28,731		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	489,516		
SOH/AGL Deduction	153,894		
ASSESSED VALUE	335,622		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	280,622		
TOTAL JUST VALUE	489,516		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	472,816		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702056	SWIM POOL	26,300	04/01/2017
B1631712	NEW CONSTR	477,585	01/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2068/0656	8/24/2016	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					SALE PRICE
GRANTEE: HARNAGE KEITH ALLEN					
2038/0349	4/01/2016	WD	Q	V	05
GRANTOR: NASSAU CONCOURSE LLC					400,000
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W12 FSP=[YR=2016] W19 S9 E19 N9 \$ S9 W19 N9 W8 S30 FGR=[YR=2016] S22 E20 N22 W20 \$ E20 S23 FOP=[YR=2016] S6 E9 N1 E10 N6 W10 S1 W9 \$ E9 N1 E10 N52 \$ PTR= E30 FUS=[YR=2016] E39 S52 W10 S7 W6 STR=[YR=2016] W3 N12 E3 S12 \$ N12 W3 S7 W10 N2 W10 N52 \$ W30 \$.									