LOT 17
IN OR 2152/1159
HARBOR CONCOURSE PHASE 2

TYMON JAMES A
97052 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0017-0000

BUILDING CHARACTERISTICS

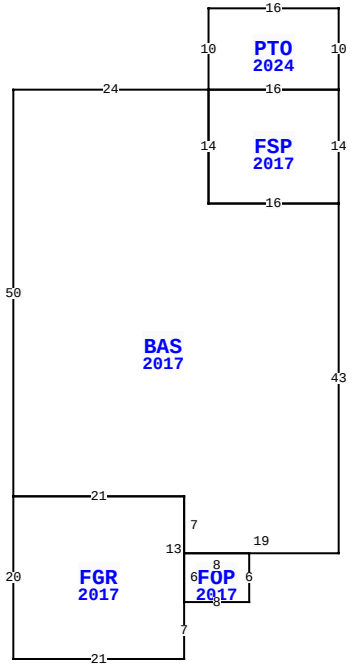
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,909	100	1,909	212,874
FGR	420	55	231	25,759
FOP	48	30	14	1,561
FSP	224	40	90	10,036
PTO	160	5	8	892
TOTALS	2,761		2,252	251,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,252	120.3930	114.37	257,561	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2018 Heated Area: 1909 HX Base Yr 2018



97052 HARBOR CONCOURSE CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	251,122
TOTAL MARKET OB/XF VALUE	3,370
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	329,492
SOH/AGL Deduction	148,753
ASSESSED VALUE	180,739
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	130,739
TOTAL JUST VALUE	329,492
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	317,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702337	CO ISSUED	0	09/25/2017
B1702237	NEW CONSTR	242,859	03/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2152/1159	10/11/2017	WD	Q	I	01	254,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TYMON JAMES A						
2103/0397	2/23/2017	WD	Q	V	05	220,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-16,0] W24 S50 E21 S7 E19 N43 W16 N14 $
FGR=[YR=2017;ORIG=-40,50] S20 E21 N7 N13 W21 $
FSP=[YR=2017;ORIG=0,0] W16 S14 E16 N14 $
FOP=[YR=2017;ORIG=-19,63] E8 N6 W8 S6 $
PTO=[YR=2024;ORIG=-16,-10] E16 S10 W16 N10 $
.

EXTRA FEATURES

LN	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
1	0811	CONCRETE B	0	100	0	0	608.00	SF	5.20	5.20	100	2017	2017	3	97	3,067	
2	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	2017	2017	3	97	303	

LAND DESCRIPTION

TOTAL OB/XF 3,370

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS