

LOT 19
HARBOR CONCOURSE PHASE 2
PB 8/162

DARNALL JASON & MICHELLE
97076 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	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	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4145.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,110	100	1,110	116,139
FGR	800	55	440	46,037
FOP	56	30	17	1,779
FSP	164	40	66	6,905
FUS	1,401	100	1,401	146,587
STR	76	10	8	837

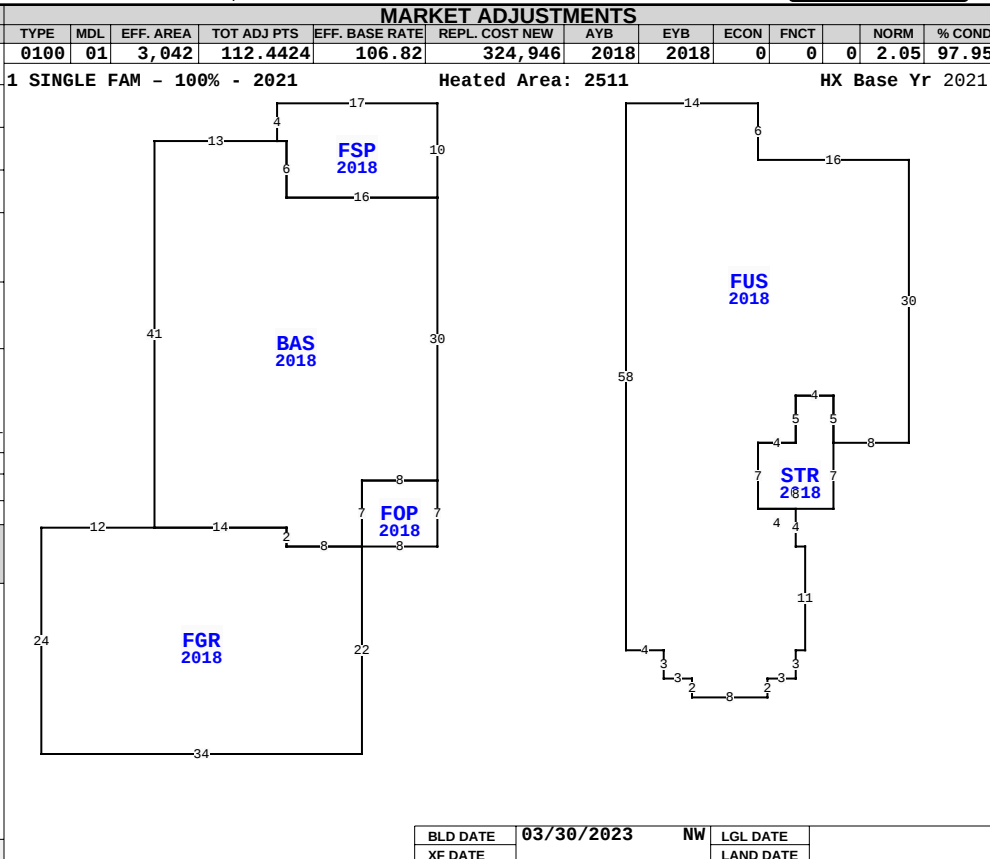
TOTALS	3,607		3,042	318,285
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EXTRA FEATURES

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
1	0812	CONCRETE C	0	100	0	0	1,030.00	SF	4.00	4.00	100	2018	2018	3	97	3,996	
2	0911	SCRN RM A	0	100	0	0	877.00	SF	17.50	17.50	100	2020	2020	3	90	13,813	
3	0861	POOL GUNIT	0	100	0	0	380.00	SF	85.00	85.00	100	2020	2020	3	93	30,039	
4	0855	CONC PAVER	0	100	0	0	497.00	SF	10.00	10.00	100	2020	2020	3	99	4,920	
5	0462	ST/AL FNC	0	100	60	0	240.00	SF	10.00	10.00	100	2019	2019	3	90	2,160	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	95	285	
7	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	100	2019	2019	3	95	1,824	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570	

LAND DESCRIPTION

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



97076 HARBOR CONCOURSE CIR, FERNANDINA BEACH

TOTAL OB/XF																	57,607
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		318,285
TOTAL MARKET OB/XF VALUE		57,607
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		450,892
SOH/AGL Deduction		105,478
ASSESSED VALUE		345,414
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		295,414
TOTAL JUST VALUE		450,892
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2007799	SCRN ENCLSR	10,000	10/01/2020
B205089	SWIM POOL	50,000	06/30/2020
C1705456	C0 ISSUED	0	03/22/2018
B1705456	NEW CONSTR	329,069	06/20/2017

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
2366/1099	6/08/2020	WD Q I 01	312,000
GRANTOR: GAINES ZACHARY & SONJ			
GRANTEE: DARNALL JASON & MIC			
2185/0396	3/21/2018	WD Q I 01	292,700
GRANTOR: DREAM FINDERS HOMES L			
GRANTEE: GAINES ZACHARY & SO			

BUILDING NOTES			
BUILDING DIMENSIONS			
FSP=[YR=2018] W17 S4 BAS=[YR=2018] W13 S41 FGR=[YR=2018] W12 S24 E34 N22 FOP=[YR=2018] E8 N7 W8 S7\$W8 N2 W14\$ E14 S2 E8 N7 E8 N30 W16 N6 W1\$ E1 S6 E16 N10\$ PTR=E20 FUS=[YR=2018] E14 S6 E16 S30 W8 STR=[YR=2018] S7 W8 N7 E4 N5 E4 S5\$ N5 W4 S5 W4 S7 E4 S4 E1 S11 W1 S3 W3 S2 W8 N2 W3 N3 W4 N58\$ W20 \$.			