

LOT 110
HARBOR CONCOURSE PHASE 2
PB 8/162

RIDGE RICHARD M & LAURA L
97187 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0110-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,658	100	1,658	189,656
FGR	420	55	231	26,424
FOP	42	30	13	1,487
FOP	120	30	36	4,118
FUS	359	100	359	41,066
STR	39	10	4	458
TOTALS	2,638		2,301	263,207

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	5	6	30.00	SF	6.50	6.50	191
2	0811	CONCRETE B	0	100	0	0	604.00	SF	5.20	5.20	3,078
3	0866	POOL FIBER	1	100	0	0	286.00	SF	72.00	72.00	20,592
4	0855	CONC PAVER	1	100	0	0	187.00	SF	10.00	10.00	1,870
5	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	2,000
6	0462	ST/AL FNC	1	100	0	0	336.00	SF	10.00	10.00	3,360
7	0463	FENCE GATE	1	100	0	0	2.00	UT	300.00	300.00	600
8	0810	CONCRETE A	1	100	0	0	55.00	SF	6.50	6.50	358

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,301	122.2452	116.13	267,215	2019	2019	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2017 HX Base Yr 2023											
97187 HARBOR CONCOURSE CIR, FERNANDINA BEACH											

TOTAL OB/XF											
32,049											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		263,207	
TOTAL MARKET OB/XF VALUE		32,049	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		370,256	
SOH/AGL Deduction		1,955	
ASSESSED VALUE		368,301	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		318,301	
TOTAL JUST VALUE		370,256	
NCON VALUE		28,780	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		329,632	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018252	SWIM POOL	25,000	12/12/2022
C1903530	CO ISSUED	0	09/16/2019
19003530	NEW CONSTR	227,427	04/09/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2575/0843	6/28/2022	WD	Q	I	01
GRANTOR: DENMARK HAYSE D & KAT					
GRANTEE: RIDGE RICHARD & LAU					
2369/0188	6/12/2020	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: DENMARK HAYSE D & K					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W28 FOP=[YR=2019] N10 W12 S10 E12\$ W12 S54 E14 FOP=[YR=2019] E6 N2 FGR=[YR=2019] E20 N20 W21 S20 E1\$ W1 N6 W5 S8\$ N8 E5 N14 E21 N32\$ PTR= E15 FUS=[YR=2018] E8 STR=[YR=2019] N3 E13 S3 W13\$ E13 N3 E5 S17 W21 N4 W5 N10\$ W15\$.											