

LOT 130
IN OR 2210/670
HARBOR CONCOURSE PHASE 2

HENNING BRIAN & CRYSTAL
97281 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0130-0000



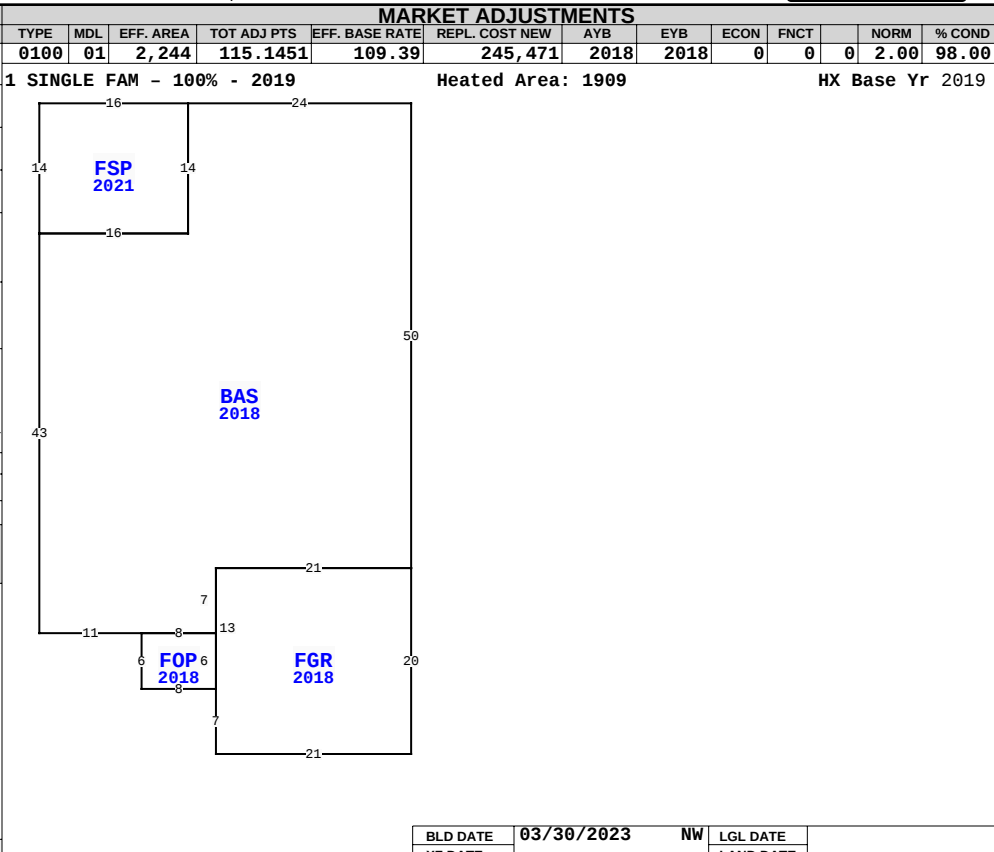
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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
NEIGHBORHOOD/LOC	4145.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	1,909	204,649
FGR	420	55	231	24,764
FOP	48	30	14	1,500
FSP	224	40	90	9,648
TOTALS	2,601		2,244	240,562

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	622.00	SF	5.20	5.20	100	2018

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



97281 HARBOR CONCOURSE CIR, FERNANDINA BEACH	BLD DATE 03/30/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
3,137											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		240,562	
TOTAL MARKET OB/XF VALUE		3,137	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		318,699	
SOH/AGL Deduction		114,439	
ASSESSED VALUE		204,260	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		154,260	
TOTAL JUST VALUE		318,699	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		307,868	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1800725	CO ISSUED	0	06/21/2018
B1800725	NEW CONSTR	247,719	01/23/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2210/0670	7/12/2018	WD Q	I	01	
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: HENNING BRIAN & CRY					
2165/1654	12/11/2017	WD Q	V	05	
GRANTOR: NASSAU CONCOURSE LLC					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W24 FSP=[YR=2021] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$.											