

LOT 131
IN OR 2209/1197
HARBOR CONCOURSE PHASE 2

FOWLER ASHLEY SHEA & JESSICA
97293 HARBOR CONCOURSE
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0131-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	1,461	100	1,461	145,511
FGR	684	55	376	37,449
FOP	180	30	54	5,378
FUS	2,078	100	2,078	206,963
STR	33	10	3	299
TOTALS	4,436		3,972	395,601

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,189.00	SF	4.00	4.00	
2	0476	VF 6 SBPL	0	100	0	0	175.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,972	106.9740	101.63	403,674	2018	2018	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2019											
Heated Area: 3539											
HX Base Yr 2019											

BLD DATE	03/30/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
97293 HARBOR CONCOURSE CIR, FERNANDINA BEACH				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		395,601	
TOTAL MARKET OB/XF VALUE		10,503	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		481,104	
SOH/AGL Deduction		135,157	
ASSESSED VALUE		345,947	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		295,947	
TOTAL JUST VALUE		481,104	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		463,318	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1801208	CO ISSUED	0	06/29/2018
B1801208	NEW CONSTR	456,355	02/05/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2209/1197	6/29/2018	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: FOWLER ASHLEY SHEA					
2169/0667	1/02/2018	WD	Q	V	05
GRANTOR: NASSAU CONCOURSE LLC					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] U3 L3 W5 D3 L3 FOP=[YR=2018] W20 S9 E20 N9\$ S9 W20 N9 W8 S28 FGR=[YR=2018] W12 S22 E12 S2 E20 N21 W20 N3\$ S3 E20 S22 E9 N1 E10 N52\$ PTR=E20 FUS=[YR=2018] E39 S52 W10 S7 W9 N5 STR=[YR=2018] W3 N11 E3 S11\$ N11 W3 S11 W7 N2 W10 N52\$ W20\$.											

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