

LOT 140
HARBOR CONCOURSE PHASE 1
PB 8/116

ROGERS BRIAN K
97359 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0140-0000



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		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
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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	1,417	100	1,417	136,306
FGR	440	55	242	23,279
FOP	114	30	34	3,270
FSP	180	40	72	6,926
FUS	2,144	100	2,144	206,239
STR	33	10	3	289

TOTALS	4,328		3,912	376,309
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	705.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	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	3,912	103.8555	98.66	385,958	2017	2017	0	0	2.50	97.50

1 SINGLE FAM - 100% - 2021 Heated Area: 3561 HX Base Yr

97359 HARBOR CONCOURSE CIR, FERNANDINA BEACH	BLD DATE 03/30/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0811	CONCRETE B	0 100	0	0	705.00	SF	5.20	5.20	100	2017	2017	3	97	3,556	

TOTAL OB/XF														3,556			
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA						
PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		376,309	
TOTAL MARKET OB/XF VALUE		3,556	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		454,865	
SOH/AGL Deduction		3,833	
ASSESSED VALUE		451,032	
TOTAL EXEMPTION VALUE		13	451,032
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		454,865	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		437,895	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1707502	CO ISSUED	0	01/09/2018
B1707502	NEW CONSTR	432,299	08/18/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2526/1933	3/09/2021	QC U	I	I	11	100	
GRANTOR: ROGERS BRIAN K & ALYC							
GRANTEE: ROGERS BRIAN K							
2170/0702	12/29/2017	WD	Q	I	01	307,400	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: ROGERS BRIAN K & SP							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W11 FSP=[YR=2017] W20 S9 E20 N9\$ S9 W20 N9 W8 S30 FGR=[YR=2017] S22 E20 N22 W20\$ E20 S23 FOP=[YR=2017] S6 E9 N1 E10 N6 W10 S1 W9\$ E9 N1 E10 N52\$ PTR=E20 FUS=[YR=2017] E39 S52 W10 S7 W9 N5 STR=[YR=2017] E3 N11 W3 S11\$ N11 E3 S11 W13 N2 W10 N52\$ W20\$.									