LOT 20
HARBOR CONCOURSE PHASE 2
PB 8/162

BISHOP LINDSEY INFANTINI & DESMOND MARCHE III
97082 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0020-0000

BUILDING CHARACTERISTICS

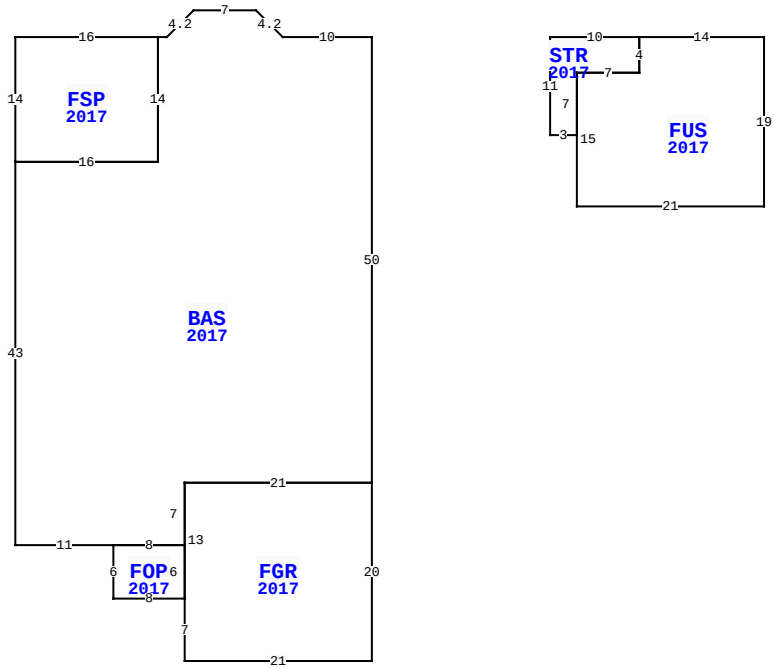
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100	2017	1,939	220,866
FGR	420	55	2017	231	26,312
FOP	48	30	2017	14	1,595
FSP	224	40	2017	90	10,252
FUS	371	100	2017	371	42,260
STR	61	10	2017	6	684
TOTALS	3,063			2,651	301,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,651	117.4320	117.43	311,307	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2310 HX Base Yr 2021



97082 HARBOR CONCOURSE CIR, FERNANDINA BEACH

BLD DATE	03/30/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		301,968
TOTAL MARKET OB/XF VALUE		7,942
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		394,910
SOH/AGL Deduction		123,227
ASSESSED VALUE		271,683
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		220,961
TOTAL JUST VALUE		394,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705758	CO ISSUED	0	12/29/2017
B1705758	NEW CONSTR	289,879	06/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2339/1537	2/07/2020	WD	Q	I	01	335,000
GRANTOR: FUSSELL PEARCE & MCKE						
GRANTEE: BISHOP LINDSEY I &						
2168/0414	12/28/2017	WD	Q	I	01	296,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FUSSELL PEARCE & MC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W10 U3 L3 W7 D3 L3 W1 FSP=[YR=2017] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$ PTR= E20 STR=[YR=2017] E10 FUS=[YR=2017] E14 S19 W21 N15 E7 N4$ S4 W7 S7 W3 N11 $ W20$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	2017	2017	3	96	262	
2	0811	CONCRETE B	0	100	0	0	792.00	SF	5.20	5.20	100	2017	2017	3	96	3,954	
3	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2017	2017	3	90	3,456	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 7,942

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS