LOT 21
HARBOR CONCOURSE PHASE 2
PB 8/162

MILHEIM BETH
97088 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0021-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

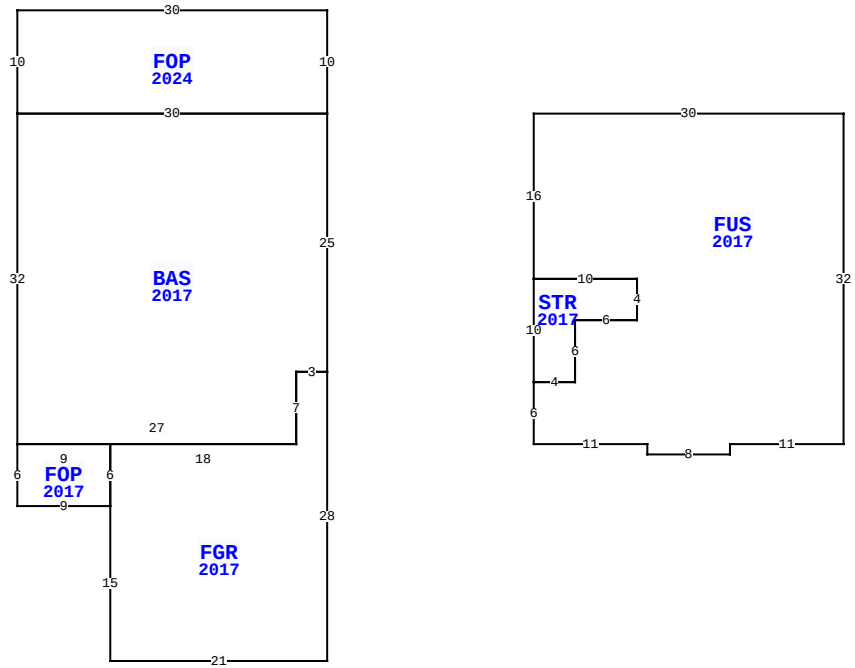
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	939	100	2017	939	111,622
FGR	462	55	2017	254	30,194
FOP	54	30	2017	16	1,902
FOP	300	30	2024	90	10,699
FUS	904	100	2017	904	107,461
STR	64	10	2017	6	713
TOTALS	2,723			2,209	262,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,209	122.5539	122.55	270,713	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1843 HX Base Yr 2021



97088 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		262,592
TOTAL MARKET OB/XF VALUE		10,798
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		358,390
SOH/AGL Deduction		106,060
ASSESSED VALUE		252,330
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		201,608
TOTAL JUST VALUE		358,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1702978	CO ISSUED	0	12/29/2017
B1702978	NEW CONSTR	238,800	04/06/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2412/0133	11/20/2020	WD	Q	I	01	275,000
GRANTOR: UNG SEANG MENG						
GRANTEE: MILHEIM BETH						
2169/1299	12/29/2017	WD	Q	I	01	254,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: UNG SEANG MENG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W30 S32 E27 N7 E3 N25 $
FUS=[YR=2017;ORIG=20,0] E30 S32 W11 S1 W8 N1 W11 N6 E4 N6 E6 N4 W10 N16 $
FGR=[YR=2017;ORIG=-21,38] S15 E21 N28 W3 S7 W18 S6 $
STR=[YR=2017;ORIG=20,26] N10 E10 S4 W6 S6 W4 $
FOP=[YR=2017;ORIG=-30,32] S6 E9 N6 W9 $
PTR=[ORIG=0,0] E20 W20 $
FOP=[YR=2024;ORIG=-30,-10] E30 S10 W30 N10 $
.

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	22	3	66.00	SF	6.50	6.50	100	2017	2017	3	96	412	
2	0810	CONCRETE A	0	100	0	0	535.00	SF	6.50	6.50	100	2017	2017	3	96	3,338	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	
4	0476	VF 6 SBPL	0	100	0	0	168.00	LF	32.00	32.00	100	2017	2017	3	90	4,838	
5	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 10,798

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