

LOT 30
IN OR 2203/144
HARBOR CONCOURSE PHASE 2

DUNLAP NICOLE ELISE
97118 HARBOR CONCOURSE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0030-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 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		4 100			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2018	1,909	218,763
FGR	420	55	2018	231	26,471
FOP	48	30	2018	14	1,604
FOP	224	30	2018	67	7,678
FUS	376	100	2018	376	43,088
STR	60	10	2018	6	688
TOTALS	3,037			2,603	298,292

EXTRA FEATURES										97118 HARBOR CONCOURSE CIR, FERNANDINA BEACH										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	536.00	SF	5.20	5.20	100	2018	2018	3	97	2,704					