LOT 31
HARBOR CONCOURSE PHASE 2
PB 8/162

WIEDMAN ABBY LYNN
97126 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0031-0000

BUILDING CHARACTERISTICS

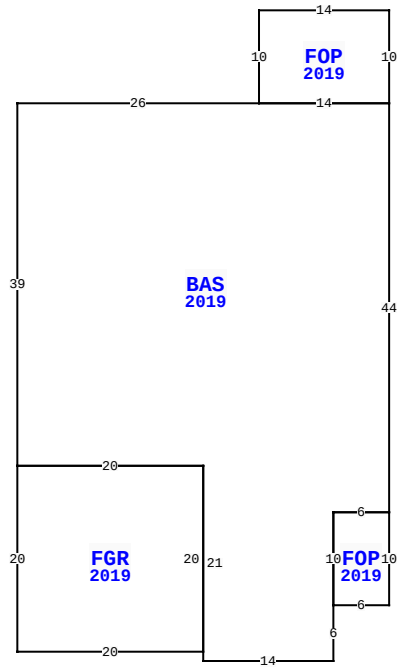
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,884	100	2019	1,884	219,435
FGR	400	55	2019	220	25,624
FOP	60	30	2019	18	2,096
FOP	140	30	2019	42	4,892
TOTALS	2,484			2,164	252,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,164	118.8495	118.85	257,191	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1884 HX Base Yr 2021



97126 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		252,047
TOTAL MARKET OB/XF VALUE		3,278
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		340,325
SOH/AGL Deduction		91,702
ASSESSED VALUE		248,623
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		197,901
TOTAL JUST VALUE		340,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909128	NEW CONSTR	254,931	08/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2369/0821	6/15/2020	WD	Q	I	01	257,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WIEDMAN ABBY LYNN						
2178/1925	2/09/2018	WD	Q	V	05	240,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W14 S10 BAS=[YR=2019] W26 S39 FGR=[YR=2019] S20 E20 N20 W20$ E20 S21 E14 N6 FOP=[YR=2019] E6 N10 W6 S10$ N10 E6 N44 W14$ E14 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	29	3	87.00	SF	6.50	6.50	100	2019	2019	3	97	549	
2	0811	CONCRETE B	0	100	0	0	541.00	SF	5.20	5.20	100	2019	2019	3	97	2,729	

LAND DESCRIPTION

TOTAL OB/XF 3,278

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 01/07/2020 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS