LOT 32
HARBOR CONCOURSE PHASE 2
PB 8/162

FORSYTH AMIE LYNN
97138 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0032-0000

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

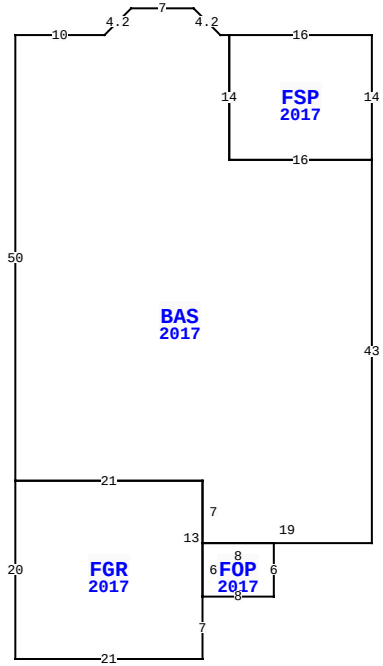
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100	2017	1,939	213,850
FGR	420	55	2017	231	25,477
FOP	48	30	2017	14	1,544
FSP	224	40	2017	90	9,926
TOTALS	2,631			2,274	250,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,274	113.7045	113.70	258,554	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1939 HX Base Yr 2025



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

97138 HARBOR CONCOURSE CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		250,797
TOTAL MARKET OB/XF VALUE		3,026
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		338,823
SOH/AGL Deduction		0
ASSESSED VALUE		338,823
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		288,101
TOTAL JUST VALUE		338,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1707670	SCRN ENCLSRE	4,592	12/01/2017
C1702718	CO ISSUED	0	11/21/2017
B1702718	NEW CONSTR	252,611	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2737/1077	8/12/2024	WD	Q	I	01	405,000
GRANTOR: LASSITER GAIL M						
GRANTEE: FORSYTH AMIE LYNN						
2159/0868	11/21/2017	WD	Q	I	01	255,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LASSITER GAIL M						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W16 BAS=[YR=2017] W1 U3 L3 W7 D3 L3 W10 S50 FGR=[YR=2017] S20 E21 N7 FOP=[YR=2017] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$.

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	0811	CONCRETE B	0	100	0	0	546.00	SF	5.20	5.20	100	2017	2017	3	96	2,726	
2	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	2017	2017	3	96	300	

LAND DESCRIPTION

TOTAL OB/XF 3,026

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