LOT 33
IN OR 2239/864
HARBOR CONCOURSE PHASE 2

BRADDOCK MICHELLE/JEWETT BRUCE HARLAN
97150 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

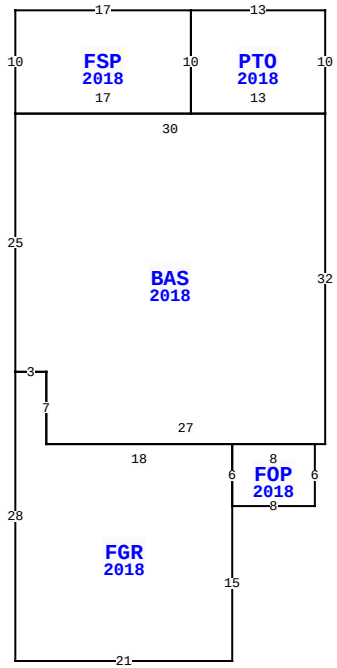
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

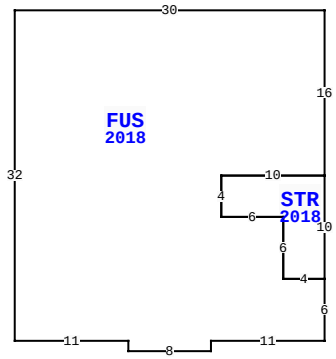
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	939	100	2018	939	112,857
FGR	462	55	2018	254	30,528
FOP	48	30	2018	14	1,683
FSP	170	40	2018	68	8,172
FUS	904	100	2018	904	108,650
PTO	130	5	2018	6	722
STR	64	10	2018	6	722
TOTALS	2,717			2,191	263,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,191	123.2742	123.27	270,085	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 1843 HX Base Yr





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

97150 HARBOR CONCOURSE CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	263,333
TOTAL MARKET OB/XF VALUE	6,325
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	354,658
SOH/AGL Deduction	18,012
ASSESSED VALUE	336,646
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	336,646
TOTAL JUST VALUE	354,658
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	332,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011214	CO ISSUED	0	08/17/2018
18006330	NEW CONSTR	249,153	06/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2239/0864	11/19/2018	WD	Q	I	01	249,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BRADDOCK MICHELLE &						
2203/1633	6/13/2018	WD	Q	V	05	180,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430	
2	0811	CONCRETE B	0	0	0	0	574.00	SF	5.20	5.20	100	2018	2018	3	97	2,895	

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] W13 FSP=[YR=2018] W17 S10 BAS=[YR=2018] S25 FGR=[YR=2018] S28 E21 N15 FOP=[YR=2018] E8 N6 W8 S6$ N6 W18 N7 W3$ E3 S7 E27 N32 W30$ E17 N10$ S10 E13 N10$ PTR=E20 FUS=[YR=2018] E30 S16 STR=[YR=2018] S10 W4 N6 W6 N4 E10$ W10 S4 E6 S6 E4 S6 W11 S1 W8 N1 W11 N32$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 6,325

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/11/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS