

LOT 34
HARBOR CONCOURSE PHASE 2
PB 8/162

DEMAR GLENN E & GINA
97158 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0034-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	31	HARDIE BRD 100	0100	01	2,569	122.0688	122.07	313,598	2018	2018	0	0	0	2.50	97.50	VALUATION BY STANDARD													
Roof Structure	08	IRREGULAR 100	1 SINGLE FAM - 100% - 2023													Heated Area: 2219 HX Base Yr 2023													
Roof Cover	03	COMP SHNGL 100															Tax Group: 4								Tax Dist:				
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE								305,758				
Interior Floor	11	CLAY TILE 70															TOTAL MARKET OB/XF VALUE								39,662				
Interior Floor	14	CARPET 30															TOTAL LAND VALUE - MARKET								85,000				
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE								430,420				
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction								13,867				
Bedrooms	4	100															ASSESSED VALUE								416,553				
Bathrooms	3	100															TOTAL EXEMPTION VALUE								50,722				
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE								365,831				
Stories	0	0 100															TOTAL JUST VALUE								430,420				
Units	0	0 100	NCON VALUE								0																		
Occupancy	00	NONE 100	INCOME VALUE								PREVIOUS YEAR MKT VALUE				407,262														
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	1,755	100	2018	1,755	208,877																								
FGR	440	55	2018	242	28,802																								
FOP	42	30	2018	13	1,547																								
FSP	224	40	2018	90	10,711																								
FUS	464	100	2018	464	55,224																								
STR	48	10	2018	5	595																								
TOTALS			2,973		2,569	305,758																							
EXTRA FEATURES						97158 HARBOR CONCOURSE CIR, FERNANDINA BEACH																							
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	601.00	SF	5.20	5.20	100	2018	2018	3	97	3,031													
2	0861	POOL GUNIT	1	100	0	0	339.00	SF	85.00	85.00	100	2023	2023		98	28,239													
3	0855	CONC PAVER	1	100	0	0	288.00	SF	10.00	10.00	100	2023	2023		100	2,880													
4	0476	VF 6 SBPL	1	100	0	0	174.00	LF	32.00	32.00	100	2023	2023		99	5,512													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 03/30/2023 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																													