LOT 35
IN OR 2216/707
HARBOR CONCOURSE PHASE 2

SUSEN JOSHUA BEN D & SARA S
97162 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0035-0000

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		4 100
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

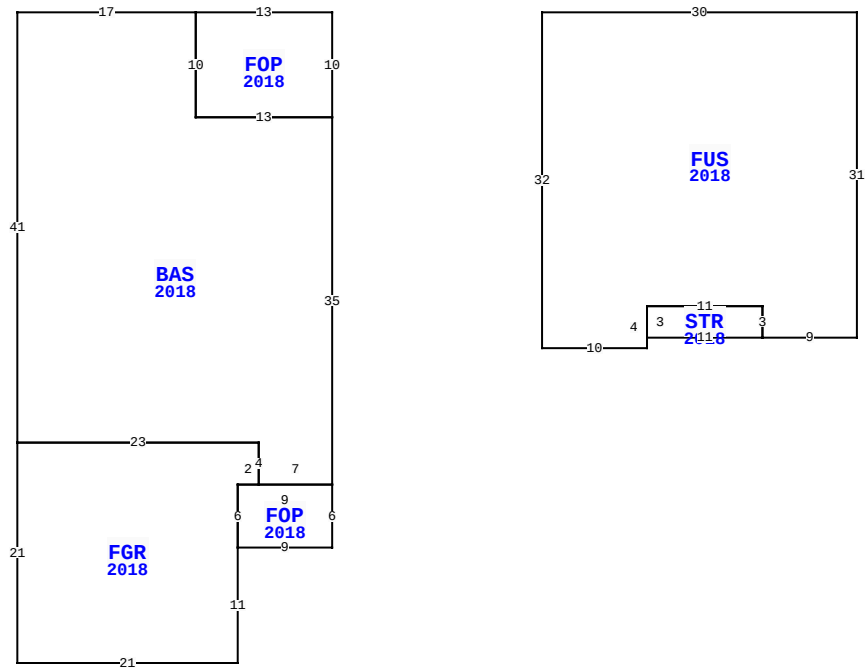
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	2018	1,128	134,451
FGR	449	55	2018	247	29,441
FOP	54	30	2018	16	1,907
FOP	130	30	2018	39	4,649
FUS	907	100	2018	907	108,109
STR	33	10	2018	3	358
TOTALS	2,701			2,340	278,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,340	122.2452	122.25	286,065	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 2035 HX Base Yr 2019



97162 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		278,913
TOTAL MARKET OB/XF VALUE		2,946
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		366,859
SOH/AGL Deduction		113,230
ASSESSED VALUE		253,629
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		202,907
TOTAL JUST VALUE		366,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007700	CO ISSUED	0	07/30/2018
B1801137	NEW CONSTR	261,232	02/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2216/0707	7/31/2018	WD	Q	I	01	239,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SUSEN JOSHUA BEN D						
2169/0667	1/02/2018	WD	Q	V	05	220,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W13 BAS=[YR=2018] W17 S41 FGR=[YR=2018] S21 E21 N11 FOP=[YR=2018] E9 N6 W9 S6$ N6 E2 N4 W23$ E23 S4 E7 N35 W13 N10$ S10 E13 N10$ PTR=E20 FUS=[YR=2018] E30 S31 W9 STR=[YR=2018] W11 N3 E11 S3$ N3 W11 S4 W10 N32$ W20$.

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	584.00	SF	5.20	5.20	100	2018	2018	3	97	2,946	

LAND DESCRIPTION

TOTAL OB/XF 2,946

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