LOT 36
IN OR 2144/851
HARBOR CONCOURSE PHASE 2

WILLIAMS MARION D & JOHN R
97166 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0036-0000

BUILDING CHARACTERISTICS

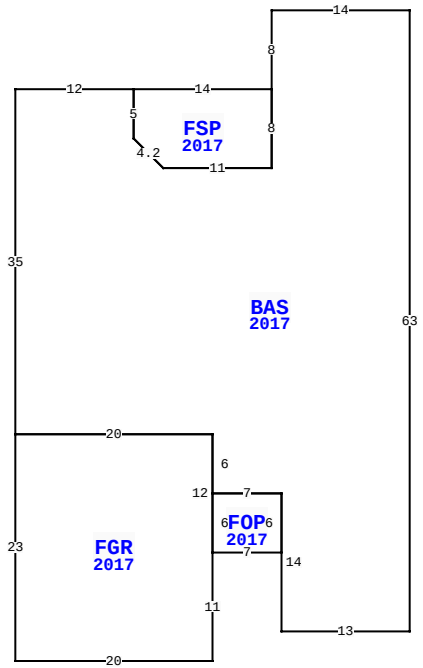
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,707	100	2017	1,707	196,791
FGR	460	55	2017	253	29,167
FOP	42	30	2017	13	1,499
FSP	108	40	2017	43	4,958
TOTALS	2,317			2,016	232,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,016	118.8495	118.85	239,602	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1707 HX Base Yr 2018



97166 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		232,414
TOTAL MARKET OB/XF VALUE		2,153
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		319,567
SOH/AGL Deduction		114,820
ASSESSED VALUE		204,747
TOTAL EXEMPTION VALUE	VX VP HX HB	204,747
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		319,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702229	CO ISSUED	0	08/29/2017
B1702229	NEW CONSTR	219,219	03/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2144/0851	8/29/2017	WD	Q	I	01	222,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WILLIAMS MARION D &						
2103/0397	2/23/2017	WD	Q	V	05	220,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 S8 FSP=[YR=2017] W14 S5 D3 R3 E11 N8$ S8 W11 U3 L3 N5 W12 S35 FGR=[YR=2017] S23 E20 N11 FOP=[YR=2017] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63$.

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	360.00	SF	5.20	5.20	100	2017	2017	3	96	1,797	
2	0810	CONCRETE A	0	100	0	0	57.00	SF	6.50	6.50	100	2017	2017	3	96	356	

LAND DESCRIPTION

TOTAL OB/XF 2,153

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