LOT 37
HARBOR CONCOURSE PHASE 2
PB 8/162

SOOKBIR NICHOLAS E &/ALLEN JANAI M
97170 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0037-0000

BUILDING CHARACTERISTICS

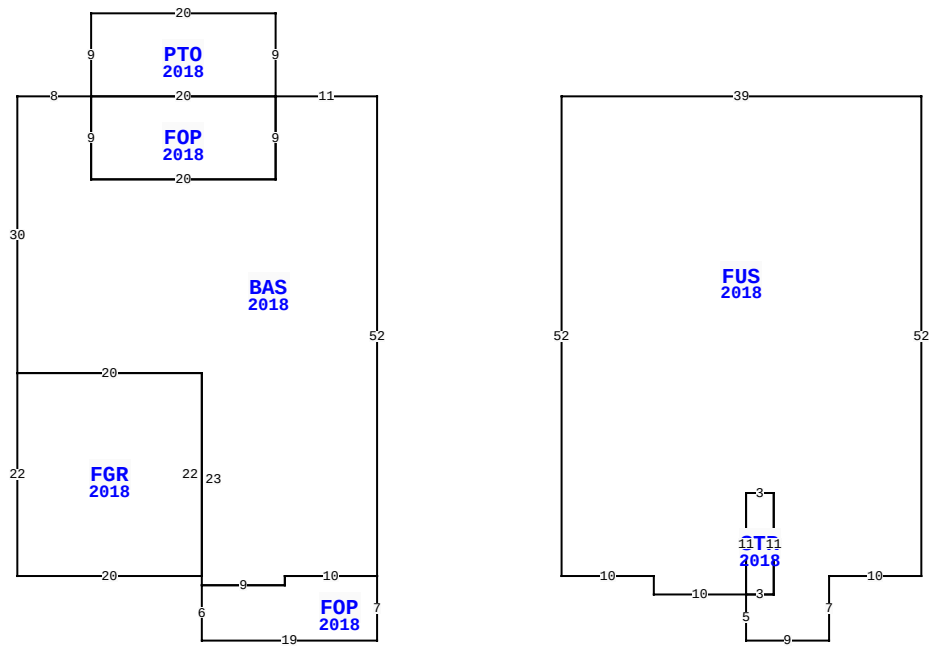
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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	1,417	100	2018	1,417	152,282
FGR	440	55	2018	242	26,007
FOP	124	30	2018	37	3,976
FOP	180	30	2018	54	5,803
FUS	2,078	100	2018	2,078	223,318
PTO	180	5	2018	9	968
STR	33	10	2018	3	323
TOTALS	4,452			3,840	412,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,840	110.2815	110.28	423,475	2018	2018	0	0	0	2.55	97.45

1 SINGLE FAM – 100% - 2022 Heated Area: 3495 HX Base Yr 2022



97170 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		412,676
TOTAL MARKET OB/XF VALUE		4,106
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		501,782
SOH/AGL Deduction		56,131
ASSESSED VALUE		445,651
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		394,929
TOTAL JUST VALUE		501,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		473,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011752	CO ISSUED	0	11/29/2018
18005891	NEW CONSTR	441,948	06/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2469/1097	6/09/2021	WD	Q	I	01	450,000
GRANTOR: LAW KEVIN & BRIANNA						
GRANTEE: SOOKBIR NICHOLAS E						
2268/0655	4/12/2019	WD	Q	I	01	343,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LAW KEVIN & BRIANNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W11 PTO=[YR=2018] N9 W20 S9 FOP=[YR=2018] S9 E20 N9 W20$ E20$ S9 W20 N9 W8 S30 FGR=[YR=2018] S22 E20 N22 W20$ E20 S23 FOP=[YR=2018] S6 E19 N7 W10 S1 W9$ E9 N1 E10 N52$ PTR=E20 FUS=[YR=2018] E39 S52 W10 S7 W9 N5 STR=[YR=2018] N11 E3 S11 W3$ E3 N11 W3 S11 W10 N2 W10 N52$ 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	814.00	SF	5.20	5.20	100	2018	2018	3	97	4,106	

LAND DESCRIPTION

TOTAL OB/XF 4,106

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