LOT 38
HARBOR CONCOURSE PHASE 2
PB 8/162

PHILLIPS FAMILY REVOCABLE TRUST/PHILLIPS GREGORY T
97174 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0038-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
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		4 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

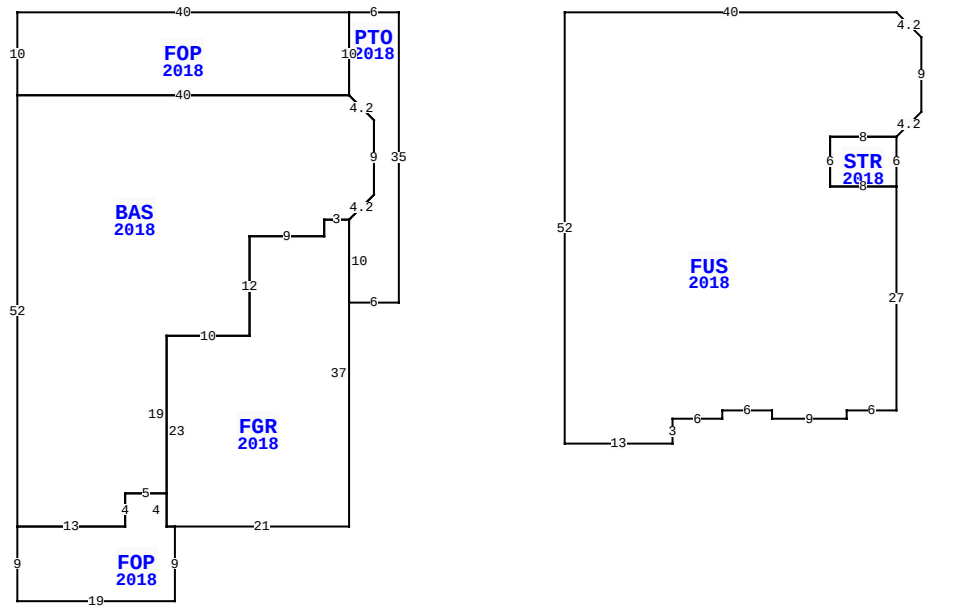
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2018	1,440	157,893
FGR	656	55	2018	361	39,583
FOP	191	30	2018	57	6,250
FOP	400	30	2018	120	13,158
FUS	1,975	100	2018	1,975	216,556
PTO	174	5	2018	9	987
STR	48	10	2018	5	548
TOTALS	4,884			3,967	434,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,967	112.4550	112.46	446,129	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2020 Heated Area: 3415 HX Base Yr 2020



97174 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		434,976
TOTAL MARKET OB/XF VALUE		11,528
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		531,504
SOH/AGL Deduction		160,024
ASSESSED VALUE		371,480
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		320,758
TOTAL JUST VALUE		531,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010267	CO ISSUED	0	10/10/2018
18000510	NEW CONSTR	440,585	01/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2788/1848	5/12/2025	WD	U	I	11	100
GRANTOR: PHILLIPS GREGORY T						
GRANTEE: PHILLIPS FAMILY REV						
2253/0630	1/31/2019	WD	Q	I	01	381,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PHILLIPS GREGORY T						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2018] W6 FOP=[YR=2018] W40 S10 BAS=[YR=2018] S52 FOP=[YR=2018] S9 E19 N9 FGR=[YR=2018] E21 N37 W3 S2 W9 S12 W10 S23 E1$ W1 N4 W5 S4 W13$ E13 N4 E5 N19 E10 N12 E9 N2 E3 U3 R3 N9 U3 L3 W40$ E40 N10$ S10 R3 D3 S9 L3 D3 S10 E6 N35$ PTR=E20 FUS=[YR=2018] E40 D3 R3 S9 D3 L3 STR=[YR=2018] S6 W8 N6 E8$ W8 S6 E8 S27 W6 S1 W9 N1 W6 S1 W6 S3 W13 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	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	
2	0476	VF 6 SBPL	0	100	165	0	150.00	LF	32.00	32.00	100	2020	2020	3	95	4,560	
3	0855	CONC PAVER	0	100	0	0	689.00	SF	10.00	10.00	100	2018	2018	3	97	6,683	

LAND DESCRIPTION

TOTAL OB/XF 11,528

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