LOT 39
HARBOR CONCOURSE PHASE 2
PB 8/162

ADEKUNLE OLUKEMI & YEMI/
97178 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0039-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

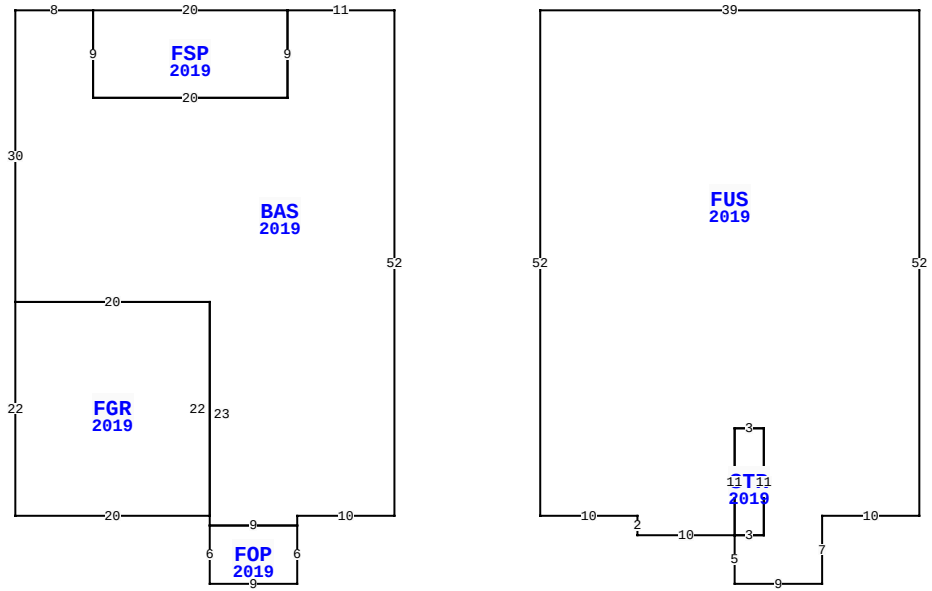
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	2019	1,417	148,574
FGR	440	55	2019	242	25,374
FOP	54	30	2019	16	1,678
FSP	180	40	2019	72	7,549
FUS	2,078	100	2019	2,078	217,881
STR	33	10	2019	3	315
TOTALS	4,202			3,828	401,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,828	107.5410	107.54	411,663	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2020 Heated Area: 3495 HX Base Yr 2020



BLD DATE	03/30/2023 NW
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/23/2025 MLU
AG DATE	

97178 HARBOR CONCOURSE CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		401,371
TOTAL MARKET OB/XF VALUE		3,833
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		490,204
SOH/AGL Deduction		191,658
ASSESSED VALUE		298,546
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		247,824
TOTAL JUST VALUE		490,204
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1812028	CO ISSUED	0	04/22/2019
18012028	NEW CONSTR	448,640	12/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2270/0889	4/19/2019	WD	Q	I	02	307,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ADEKUNLE OLUKEMI &						
2222/1757	9/11/2018	WD	Q	V	05	240,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W11 FSP=[YR=2019] W20 S9 E20 N9$ S9 W20 N9 W8 S30 FGR=[YR=2019] S22 E20 N22 W20$ E20 S23 FOP=[YR=2019] S6 E9 N6 W9$ E9 N1 E10 N52$ PTR= E15 FUS=[YR=2019] E39 S52 W10 S7 W9 N5 STR=[YR=2019] N11 E3 S11 W3$ E3 N11 W3 S11 W10 N2 W10 N52$ W15$.

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	760.00	SF	5.20	5.20	100	2019	2019	3	97	3,833	

LAND DESCRIPTION

TOTAL OB/XF 3,833

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 04/24/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS