LOT 46
HARBOR CONCOURSE PHASE 2
PB 8/162

VALENTYNE LAURIE A
97232 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0046-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

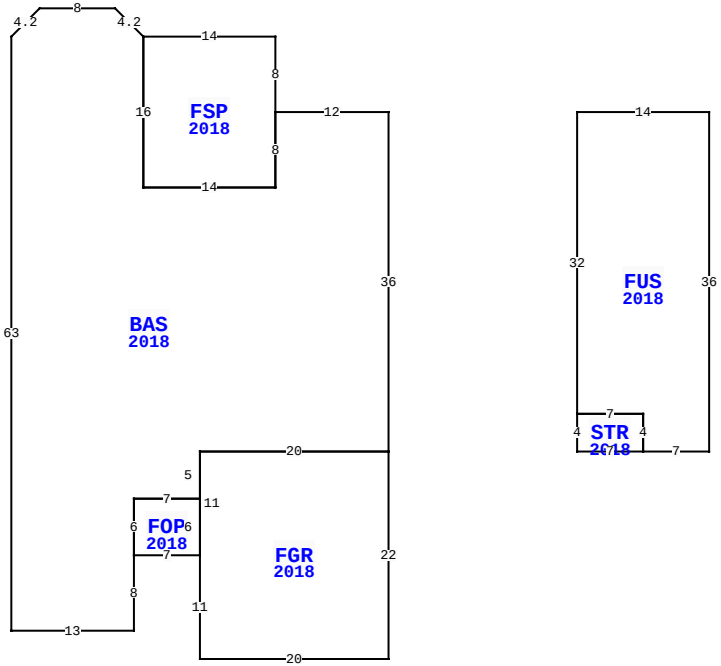
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,755	100	2018	1,755	198,886
FGR	440	55	2018	242	27,425
FOP	42	30	2018	13	1,473
FSP	224	40	2018	90	10,200
FUS	476	100	2018	476	53,943
STR	28	10	2018	3	340
TOTALS	2,965			2,579	292,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,579	116.8272	116.83	301,305	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2231 HX Base Yr 2020



97232 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		292,266
TOTAL MARKET OB/XF VALUE		3,576
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		380,842
SOH/AGL Deduction		119,093
ASSESSED VALUE		261,749
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		211,027
TOTAL JUST VALUE		380,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1709937	CO ISSUED	0	06/11/2018
B1709937	NEW CONSTR	285,299	11/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2329/0553	12/30/2019	WD	Q	I	02	297,000
GRANTOR: TSAKONAS JOHN J & LAU						
GRANTEE: VALENTYNE LAURIE A						
2204/0823	6/18/2018	WD	Q	I	01	287,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TSAKONAS JOHN J & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W12 S8 W14 N16 U3L3 W8 D3L3 S63 E13 N8 N6 E7 N5 E20 N36 $
FUS=[YR=2018;ORIG=20,0] E14 S36 W7 N4 W7 N32 $
FGR=[YR=2018;ORIG=-20,47] S11 E20 N22 W20 S11 $
FSP=[YR=2018;ORIG=-12,0] N8 W14 S16 E14 N8 $
FOP=[YR=2018;ORIG=-27,47] E7 N6 W7 S6 $
STR=[YR=2018;ORIG=27,36] W7 N4 E7 S4 $
PTR=[ORIG=0,0] E20 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	709.00	SF	5.20	5.20	100	2018	2018	3	97	3,576	

LAND DESCRIPTION

TOTAL OB/XF 3,576

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