LOT 48
HARBOR CONCOURSE PHASE 2
PB 8/162

POLK RONALD & KELLYN
97244 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0048-0000

BUILDING CHARACTERISTICS

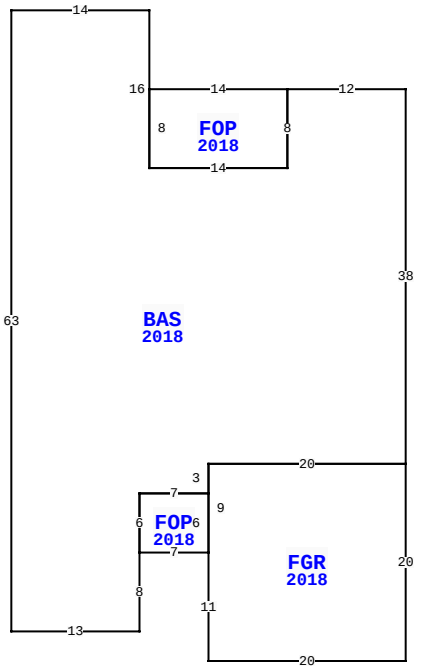
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,762	100	2018	1,762	196,568
FGR	400	55	2018	220	24,543
FOP	42	30	2018	13	1,450
FOP	112	30	2018	34	3,793
TOTALS	2,316			2,029	226,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,029	114.4248	114.42	232,158	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2025 Heated Area: 1762 HX Base Yr 2025



97244 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		226,354
TOTAL MARKET OB/XF VALUE		2,986
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		314,340
SOH/AGL Deduction		0
ASSESSED VALUE		314,340
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		263,618
TOTAL JUST VALUE		314,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011505	CO ISSUED	0	11/19/2018
B1808088	NEW CONSTR	228,546	08/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2710/434	4/29/2024	WD	Q	I	01	403,000
GRANTOR: FINK CHRISTOPHER & AS						
GRANTEE: POLK RONALD & KELLY						
2304/1985	9/16/2019	WD	Q	I	01	265,000
GRANTOR: MULHOLLAND TERESA & W						
GRANTEE: FINK CHRISTOPHER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FOP=[YR=2018] W14 S8 E14 N8$ S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2018] E7 FGR=[YR=2018] S11 E20 N20 W20 S9$ N6 W7 S6$ N6 E7 N3 E20 N38$.

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	592.00	SF	5.20	5.20	100	2018	2018	3	97	2,986	

TOTAL OB/XF 2,986

LAND DESCRIPTION

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 01/10/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS