LOT 96
IN OR 2138/699
HARBOR CONCOURSE PHASE 1

RICHARDSON JAMES & KRISINA
97031 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0096-0000

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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

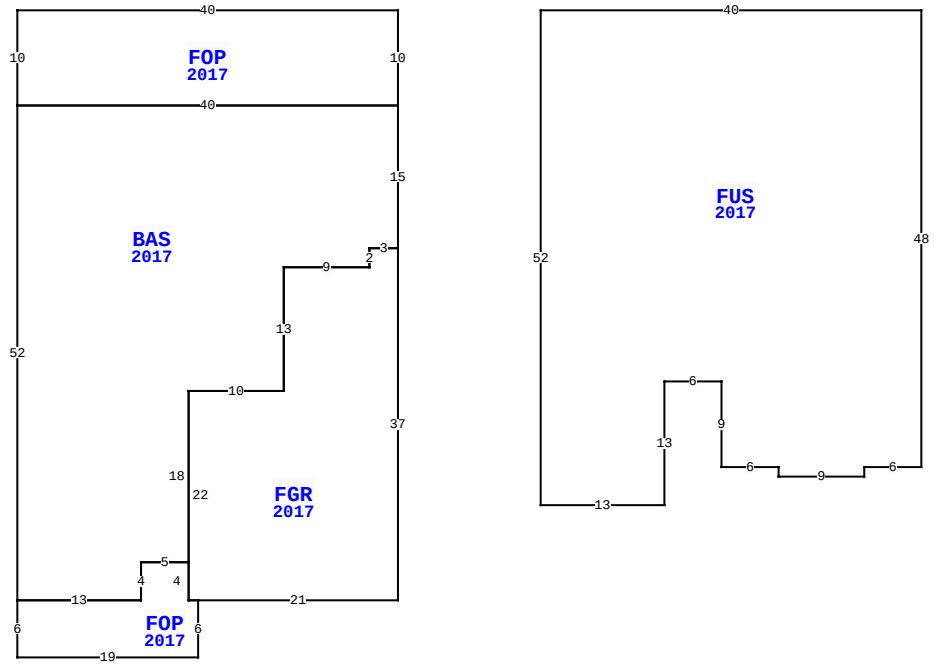
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	2017	1,414	141,273
FGR	646	55	2017	355	35,468
FOP	134	30	2017	40	3,996
FOP	400	30	2017	120	11,989
FUS	1,927	100	2017	1,927	192,527
TOTALS	4,521			3,856	385,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,856	103.0050	103.00	397,168	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2019 Heated Area: 3341 HX Base Yr 2019



97031 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		385,253
TOTAL MARKET OB/XF VALUE		3,620
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		473,873
SOH/AGL Deduction		143,312
ASSESSED VALUE		330,561
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		279,839
TOTAL JUST VALUE		473,873
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1700710	CO ISSUED	0	07/28/2017
B700710	NEW CONSTR	416,081	01/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2138/0699	7/28/2017	WD	Q	I	01	315,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RICHARDSON JAMES &						
2089/1809	12/16/2016	WD	Q	V	05	200,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W40 S10 BAS=[YR=2017] S52 FOP=[YR=2017] S6 E19 N6 FGR=[YR=2017] E21 N37 W3 S2 W9 S13 W10 S22 E1$ W1 N4 W5 S4 W13$ E13 N4 E5 N18 E10 N13 E9 N2 E3 N15 W40$ E40 N10$ PTR=E15 FUS=[YR=2017] E40 S48 W6 S1 W9 N1 W6 N9 W6 S13 W13 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	680.00	SF	5.20	5.20	100	2017	2017	3	96	3,395	
2	0810	CONCRETE A	0	100	0	0	36.00	SF	6.50	6.50	100	2017	2017	3	96	225	

LAND DESCRIPTION

TOTAL OB/XF 3,620

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	000134	C	RES POND	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