LOT 98
IN OR 2185/2000
HARBOR CONCOURSE PHASE 2

SCHMIDT GREGORY & AILEEN
97049 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0098-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

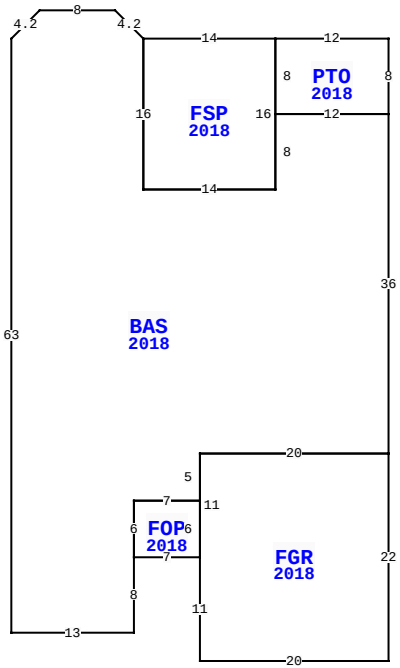
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,755	100	2018	1,755	191,920
FGR	440	55	2018	242	26,464
FOP	42	30	2018	13	1,422
FSP	224	40	2018	90	9,842
PTO	96	5	2018	5	547
TOTALS	2,557			2,105	230,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,105	112.1610	112.16	236,097	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1755 HX Base Yr 2019



97049 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		230,195
TOTAL MARKET OB/XF VALUE		3,460
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		318,655
SOH/AGL Deduction		99,775
ASSESSED VALUE		218,880
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		168,158
TOTAL JUST VALUE		318,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1707464	CO ISSUED	0	03/28/2018
B1707464	NEW CONSTR	224,817	08/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2185/2000	3/26/2018	WD	Q	I	01	246,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SCHMIDT GREGORY & A						
2134/1884	7/20/2017	WD	Q	V	05	220,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

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	686.00	SF	5.20	5.20	100	2018	2018	3	97	3,460	

BUILDING DIMENSIONS

PTO=[YR=2018] W12 FSP=[YR=2018] W14 BAS=[YR=2018] U3 L3 W8 D3 L3 S63 E13 N8 FOP=[YR=2018] E7 FGR=[YR=2018] S11 E20 N22 W20 S11$ N6 W7 S6$ N6 E7 N5 E20 N36 W12 S8 W14 N16$ S16 E14 N16$ S8 E12 N8$.

LAND DESCRIPTION

TOTAL OB/XF 3,460

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