LOT 104
HARBOR CONCOURSE PHASE 2
PB 8/162

STARICEK PATRICIA ANN
97115 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0104-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
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

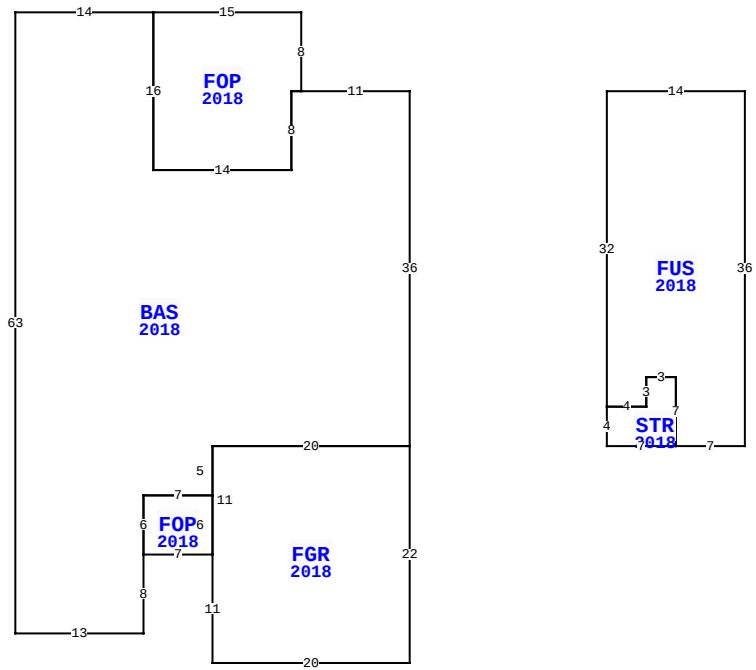
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	2018	1,722	200,383
FGR	440	55	2018	242	28,161
FOP	42	30	2018	13	1,513
FOP	232	30	2018	70	8,146
FUS	467	100	2018	467	54,343
STR	37	10	2018	4	465
TOTALS	2,940			2,518	293,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,518	119.3472	119.35	300,523	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2189 HX Base Yr 2024



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

97115 HARBOR CONCOURSE CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		293,010
TOTAL MARKET OB/XF VALUE		43,898
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		421,908
SOH/AGL Deduction		10,332
ASSESSED VALUE		411,576
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		360,854
TOTAL JUST VALUE		421,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008027	CO ISSUED	0	08/07/2018
B1800344	SWIM POOL	42,500	03/01/2018
B1801205	NEW CONSTR	281,276	02/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2666/439	9/11/2023	WD	Q	I	01	480,000
GRANTOR: MARCUM WILLIAM L & MA						
GRANTEE: STARICEK PATRICIA A						
2431/1269	2/04/2021	WD	Q	I	01	375,000
GRANTOR: ROSEPILER RONALD C &						
GRANTEE: MARCUM WILLIAM L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W11 FOP=[YR=2018] N8 W15 S16 E14 N8 E1$ W1 S8 W14 N16 W14 S63 E13 N8 FOP=[YR=2018] E7 FGR=[YR=2018] S11 E20 N22 W20 S11$ N6 W7 S6$ N6 E7 N5 E20 N36$ PTR=E20 FUS=[YR=2018] E14 S36 W7 STR=[YR=2018] W7 N4 E4 N3 E3 S7$ N7 W3 S3 W4 N32$ W20$.

EXTRA FEATURES

L N	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	0861	POOL GUNIT	0	100	28	15	420.00	SF	85.00	85.00	100	2018	2018	3	84	29,988	
2	0855	CONC PAVER	0	100	0	0	436.00	SF	10.00	10.00	100	2018	2018	3	97	4,229	
3	0462	ST/AL FNC	0	100	184	4	736.00	SF	10.00	10.00	100	2018	2018	3	84	6,182	
4	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	
5	0811	CONCRETE B	0	100	0	0	639.00	SF	5.20	5.20	100	2018	2018	3	97	3,223	

LAND DESCRIPTION

TOTAL OB/XF 43,898

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/11/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS