LOT 105
HARBOR CONCOURSE PHASE 2
PB 8/162

SHUART MAUREEN
97123 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0105-0000

BUILDING CHARACTERISTICS

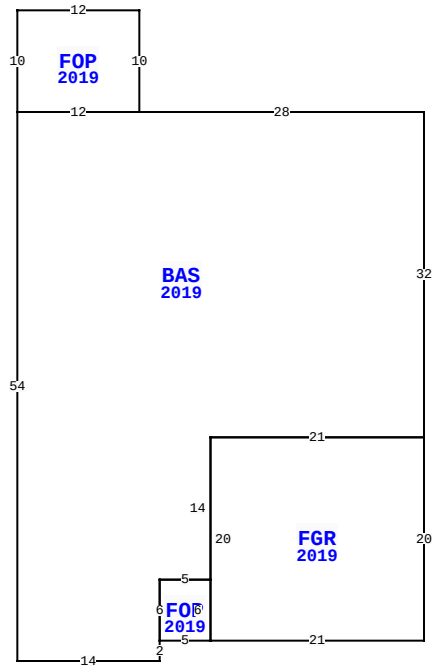
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,658	100	2019	1,658	193,112
FGR	420	55	2019	231	26,905
FOP	30	30	2019	9	1,049
FOP	120	30	2019	36	4,193
TOTALS	2,228			1,934	225,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,934	118.8495	118.85	229,856	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 0 Heated Area: 1658 HX Base Yr



97123 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	225,259
TOTAL MARKET OB/XF VALUE	31,833
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	342,092
SOH/AGL Deduction	8,824
ASSESSED VALUE	333,268
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	333,268
TOTAL JUST VALUE	342,092
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006947	FIBERGLASS POOL	22,400	05/04/2022
C1902889	CO ISSUED	0	08/12/2019
B1902889	NEW CONSTR	227,134	03/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2318/0614	10/16/2019	WD	Q	I	01	262,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SHUART MAUREEN						
2222/1757	9/11/2018	WD	Q	V	05	240,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W28 FOP=[YR=2019] N10 W12 S10 E12$ W12 S54 E14 N2 FOP=[YR=2019] E5 FGR=[YR=2019] E21 N20 W21 S20$ N6 W5 S6$ N6 E5 N14 E21 N32$.

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	0810	CONCRETE A	0	0	0	0	28.00	SF	6.50	6.50	100	2019	2019	3	97	177	
2	0811	CONCRETE B	0	0	0	0	636.00	SF	5.20	5.20	100	2019	2019	3	97	3,208	
3	0866	POOL FIBER	0	0	0	0	312.00	SF	72.00	72.00	100	2022	2022	3	93	20,892	
4	0855	CONC PAVER	0	0	0	0	437.00	SF	10.00	10.00	100	2022	2022	3	99	4,326	
5	0462	ST/AL FNC	0	0	0	0	340.00	SF	10.00	10.00	100	2022	2022	3	95	3,230	

LAND DESCRIPTION

TOTAL OB/XF 31,833

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 10/19/2022 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS