LOT 107
HARBOR CONCOURSE PHASE 2
PB 8/162

CASTRO KATHERINE M/RODRIGUEZ DAVID R
97147 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0107-0000

BUILDING CHARACTERISTICS

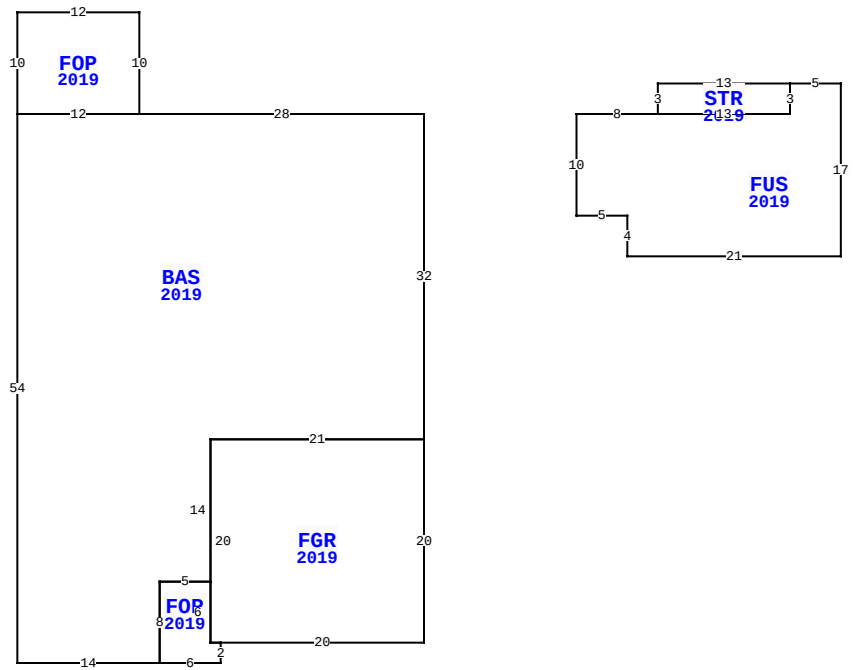
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	196,460
FGR	420	55	2019	231	27,371
FOP	42	30	2019	13	1,541
FOP	120	30	2019	36	4,266
FUS	359	100	2019	359	42,539
STR	39	10	2019	4	474
TOTALS	2,638			2,301	272,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,301	120.9075	120.91	278,214	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 0 Heated Area: 2017 HX Base Yr



97147 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	272,650
TOTAL MARKET OB/XF VALUE	7,607
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	365,257
SOH/AGL Deduction	17,860
ASSESSED VALUE	347,397
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	347,397
TOTAL JUST VALUE	365,257
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	343,062

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1902898	CO ISSUED	0	08/13/2019
B1902898	NEW CONSTR	271,390	03/27/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2344/1358	2/28/2020	WD	Q	I	01	279,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CASTRO KATHERINE M						
2218/0786	8/02/2018	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 FOP=[YR=2019] E6 N2 FGR=[YR=2019] E20 N20 W21 S20 E1$ W1 N6 W5 S8$ N8 E5 N14 E21 N32$ PTR= E15 FUS=[YR=2019] E8 STR=[YR=2019] N3 E13 S3 W13$ E13 N3 E5 S17 W21 N4 W5 N10$ 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	0810	CONCRETE A	0	0	0	0	27.00	SF	6.50	6.50	100	2019	2019	3	97	170	
2	0811	CONCRETE B	0	0	0	0	643.00	SF	5.20	5.20	100	2019	2019	3	97	3,243	
3	0462	ST/AL FNC	0	0	105	0	420.00	SF	10.00	10.00	100	2021	2021	3	93	3,906	
4	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 7,607

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 08/06/2019 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS