

LOT 108
HARBOR CONCOURSE PHASE 2
PB 8/162

BOONE CHADRIC D & JENNIFER N
97159 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0108-0000



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 Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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	1,511	100	2019	1,511	158,785
FGR	483	55	2019	266	27,953
FOP	110	30	2019	33	3,468
FUS	1,451	100	2019	1,451	152,479
PTO	180	5	2019	9	946
TOTALS	3,735			3,270	343,629

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	699.00	SF	5.20
2	0462	ST/AL FNC	0	100	100	0	400.00	SF	10.00
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,270	107.2260	107.23	350,642	2019	2019	0	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2022 Heated Area: 2962 HX Base Yr 2022												
97159 HARBOR CONCOURSE CIR, FERNANDINA BEACH, FL 32034												

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

TOTAL OB/XF									
7,534									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
343,629									
TOTAL MARKET OB/XF VALUE									
7,534									
TOTAL LAND VALUE - MARKET									
85,000									
TOTAL MARKET VALUE									
436,163									
SOH/AGL Deduction									
71,926									
ASSESSED VALUE									
364,237									
TOTAL EXEMPTION VALUE									
HX HB 50,722									
BASE TAXABLE VALUE									
313,515									
TOTAL JUST VALUE									
436,163									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
410,742									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1802237	CO ISSUED	0	04/15/2019
18012237	NEW CONSTR	386,930	12/17/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2476/1850	7/01/2021	WD	Q	I	01	425,000
GRANTOR: MAIER CHRISTOPHER						
GRANTEE: BOONE CHADRIC D & J						
2269/1214	4/16/2019	WD	Q	I	01	295,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MAIER CHRISTOPHER						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2019] W5 PTO=[YR=2019] N10 W18 S10 E18\$ W35 S35 FGR=[YR=2019] S21 E23 N8 FOP=[YR=2019] E17 N5 W12 N5 W5 S10\$ N13 W23\$ E23 S3 E5 S5 E12 N43\$ PTR= E15 FUS=[YR=2019] E14 S15 E4 N15 E22 S43 W12 N5 W5 N3 W23 N35\$ W15\$.									