LOT 109
HARBOR CONCOURSE PHASE 2
PB 8/162

WADE NICHOLAS & SHARESE
97173 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0109-0000

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 60
Interior Floo	14	CARPET 40
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

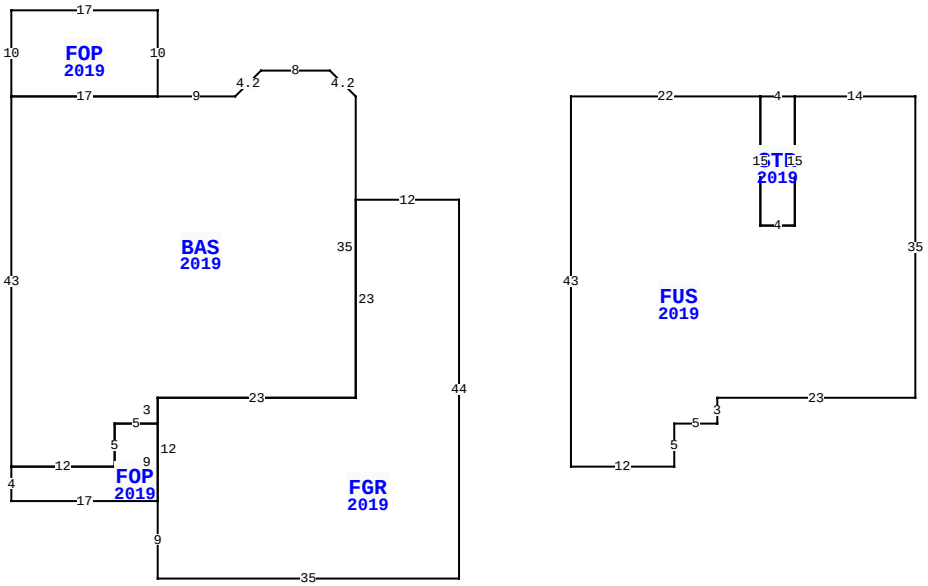
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	2019	1,544	167,018
FGR	1,011	55	2019	556	60,144
FOP	93	30	2019	28	3,029
FOP	170	30	2019	51	5,516
FUS	1,451	100	2019	1,451	156,958
STR	60	10	2019	6	649
TOTALS	4,329			3,636	393,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,636	110.3760	110.38	401,342	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2995 HX Base Yr 2020



97173 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		393,315
TOTAL MARKET OB/XF VALUE		4,792
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		483,107
SOH/AGL Deduction		204,439
ASSESSED VALUE		278,668
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		227,946
TOTAL JUST VALUE		483,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		455,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1812162	CO ISSUED	0	03/29/2019
18012162	NEW CONSTR	419,181	12/13/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2267/1450	4/05/2019	WD	Q	I	01	339,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WADE NICHOLAS & SHA						
2207/0910	6/29/2018	WD	Q	V	05	240,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W8 D3 L3 W9 FOP=[YR=2019] N10 W17 S10 E17$ W17 S43 FOP=[YR=2019] S4 E17 FGR=[YR=2019] S9 E35 N44 W12 S23 W23 S12$ N9 W5 S5 W12$ E12 N5 E5 N3 E23 N35$ PTR= E25 FUS=[YR=2019] E22 STR=[YR=2019] E4 S15 W4 N15$ S15 E4 N15 E14 S35 W23 S3 W5 S5 W12 N43$ W25$.

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	950.00	SF	5.20	5.20	100	2019	2019	3	97	4,792	

LAND DESCRIPTION

TOTAL OB/XF 4,792

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	000100	C	RES	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 04/24/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS