LOT 110
HARBOR CONCOURSE PHASE 2
PB 8/162

RIDGE RICHARD M & LAURA L
97187 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0110-0000

BUILDING CHARACTERISTICS

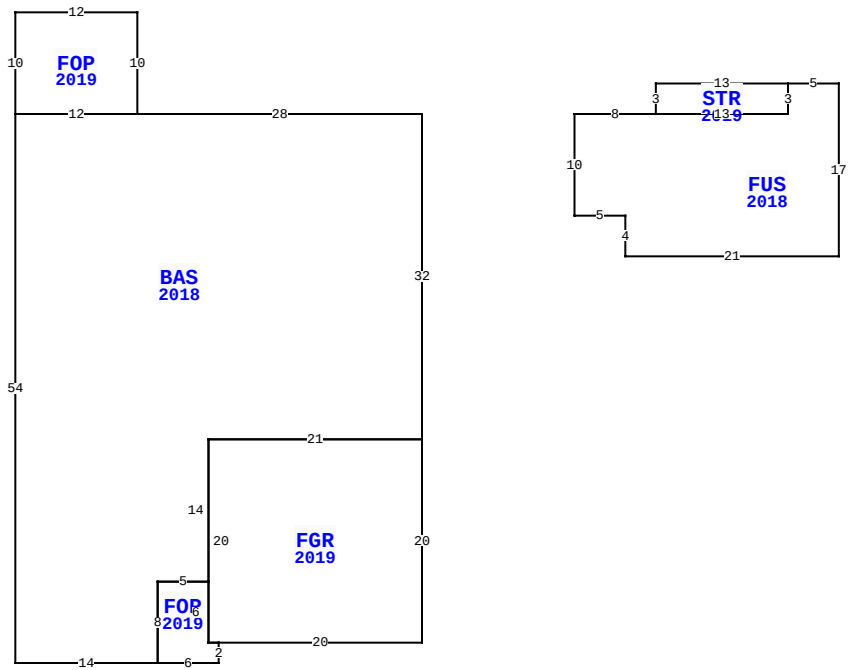
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2018	1,658	198,637
FGR	420	55	2019	231	27,675
FOP	42	30	2019	13	1,557
FOP	120	30	2019	36	4,313
FUS	359	100	2018	359	43,010
STR	39	10	2019	4	479
TOTALS	2,638			2,301	275,671

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	122.2452	122.25	281,297	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2017 HX Base Yr 2023



97187 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		275,671
TOTAL MARKET OB/XF VALUE		31,265
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		391,936
SOH/AGL Deduction		12,954
ASSESSED VALUE		378,982
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		328,260
TOTAL JUST VALUE		391,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018252	SWIM POOL	25,000	12/12/2022
C1903530	CO ISSUED	0	09/16/2019
19003530	NEW CONSTR	227,427	04/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2575/0843	6/28/2022	WD	Q	I	01	459,900
GRANTOR: DENMARK HAYSE D & KAT						
GRANTEE: RIDGE RICHARD & LAU						
2369/0188	6/12/2020	WD	Q	I	01	270,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DENMARK HAYSE D & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] 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=2018] 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	100	5	6	30.00	SF	6.50	6.50	100	2019	2019	3	97	189	
2	0811	CONCRETE B	0	100	0	0	604.00	SF	5.20	5.20	100	2019	2019	3	97	3,047	
3	0866	POOL FIBER	1	100	0	0	286.00	SF	72.00	72.00	100	2023	2023		97	19,974	
4	0855	CONC PAVER	1	100	0	0	187.00	SF	10.00	10.00	100	2023	2023		100	1,870	
5	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2023		97	1,940	
6	0462	ST/AL FNC	1	100	0	0	336.00	SF	10.00	10.00	100	2023	2023		98	3,293	
7	0463	FENCE GATE	1	100	0	0	2.00	UT	300.00	300.00	100	2023	2023		99	594	
8	0810	CONCRETE A	1	100	0	0	55.00	SF	6.50	6.50	100	2023	2023		100	358	

LAND DESCRIPTION

TOTAL OB/XF 31,265

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	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 04/26/2023 BY DJ Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS