LOT 114
HARBOR CONCOURSE PHASE 2
PB 8/162

BG VENTURES INVESTMENT REAL ESTATE LLC
97235 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0114-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

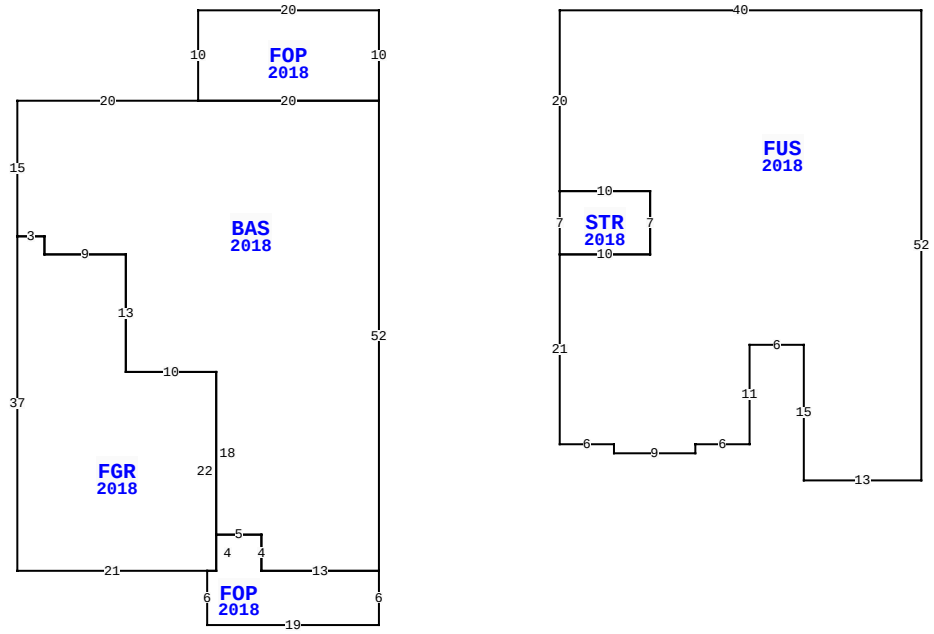
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	2018	1,414	147,116
FGR	646	55	2018	355	36,935
FOP	134	30	2018	40	4,161
FOP	200	30	2018	60	6,243
FUS	1,845	100	2018	1,845	191,958
STR	70	10	2018	7	728
TOTALS	4,309			3,721	387,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,721	107.2575	107.26	399,114	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 2025 Heated Area: 3259 HX Base Yr



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

97235 HARBOR CONCOURSE CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	387,141
TOTAL MARKET OB/XF VALUE	9,199
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	481,340
SOH/AGL Deduction	0
ASSESSED VALUE	481,340
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	481,340
TOTAL JUST VALUE	481,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	453,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009971	CO ISSUED	0	10/02/2018
B1802009	NEW CONSTR	411,895	02/26/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2731/177	7/23/2024	WD	Q	I	01	515,000
GRANTOR: BANKS HOSEA LEWIS JR						
GRANTEE: BG VENTURES INVESTM						
2686/1707	12/07/2023	QC	U	I	11	100
GRANTOR: BANKS DANA						
GRANTEE: BANKS HOSEA LEWIS J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W20 S10 BAS=[YR=2018] W20 S15 FGR=[YR=2018] S37 E21 FOP=[YR=2018] S6 E19 N6 W13 N4 W5 S4 W1$ E1 N22 W10 N13 W9 N2 W3$ E3 S2 E9 S13 E10 S18 E5 S4 E13 N52 W20$ E20 N10$ PTR=E20 FUS=[YR=2018] E40 S52 W13 N15 W6 S11 W6 S1 W9 N1 W6 N21 STR=[YR=2018] N7 E10 S7 W10$ E10 N7 W10 N20$ W20$.

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	0	0	0	754.00	SF	5.20	5.20	100	2018	2018	3	97	3,803	
2	0476	VF 6 SBPL	0	0	195	0	170.00	LF	32.00	32.00	100	2019	2019	3	94	5,114	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 9,199

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	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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS