

LOT 128
IN OR 2232/1865
HARBOR CONCOURSE PHASE 2

WORTHAM MARIAN K & LOUIS J
97267 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0128-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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	1,532	100	2018	1,532	166,229
FGR	483	55	2018	266	28,862
FOP	110	30	2018	33	3,580
FSP	120	40	2021	48	5,208
FUS	1,451	100	2018	1,451	157,440
PTO	110	5	2018	6	651
STR	60	10	2018	6	651
TOTALS	3,866			3,342	362,621

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	100	0	0	616.00	SF	5.20	5.20
2	0462	ST/AL FNC	0	100	184	4	736.00	SF	10.00	10.00
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00
4	0866	POOL FIBER	0	100	26	12	312.00	SF	72.00	72.00
5	0845	KOOL DECK	0	100	52	4	208.00	SF	7.25	7.25

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0100	01	3,342	111.8628	111.86	373,836	2018	2018	0	0	97.00
1 SINGLE FAM - 100% - 2019										
Heated Area: 2983										
HX Base Yr 2019										
BLD DATE	03/30/2023					NW	LGL DATE	04/23/2025		
XF DATE							LAND DATE	MLU		
INC DATE							AG DATE			

TOTAL OB/XF										
31,552										

NASSAU COUNTY PROPERTY										
VALUATION SUMMARY										PAGE 1 of 1
VALUATION BY										STANDARD
Tax Group: 4										Tax Dist:
BUILDING MARKET VALUE										362,621
TOTAL MARKET OB/XF VALUE										31,552
TOTAL LAND VALUE - MARKET										85,000
TOTAL MARKET VALUE										479,173
SOH/AGL Deduction										139,780
ASSESSED VALUE										339,393
TOTAL EXEMPTION VALUE										50,722
BASE TAXABLE VALUE										288,671
TOTAL JUST VALUE										479,173
NCON VALUE										0
INCOME VALUE										
PREVIOUS YEAR MKT VALUE										453,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2102044	FIBERGLASS POOL	7,500	02/22/2021
18010503	CO ISSUED	0	10/17/2018
18005659	NEW CONSTR	381,184	06/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2232/1865	10/22/2018	WD	Q	I	02	298,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WORTHAM MARIAN K &						
2180/0667	2/26/2018	WD	Q	V	05	300,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES										
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BUILDING DIMENSIONS										
BAS=[YR=2018] W2 U3 L3 W4 D3 L3 PTO=[YR=2018] N10 W11 FSP=[YR=2021] W12 S10 E12 N10\$ S10 E11\$ W28 S43 FOP=[YR=2018] S5 E17 FGR=[YR=2018] S8 E23 N21 W23 S13\$ N10 W5 S5 W12\$ E12 N5 E5 N3 E23 N35\$ PTR=E20 FUS=[YR=2018] E22 STR=[YR=2018] E4 S15 W4 N15\$ S15 E4 N15 E14 S35 W23 S3 W5 S5 W12 N43\$ W20\$.										