

LOT 130
HARBOR CONCOURSE PHASE 2
PB 8/162

HENNING FAMILY TRUST/HENNING BRIAN TRUSTEE
97281 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0130-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY					PAGE 1 of 1								
Exterior Wall	31	HARDIE BRD 100		0100	01	2,244	115.1451	115.15	258,397	2018	2018	0	0	0	2.50	97.50	VALUATION BY					STANDARD							
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM - 100% - 2019													Heated Area: 1909					HX Base Yr 2019							
Roof Cover	03	COMP SHNGL 100															Tax Group: 4					Tax Dist:							
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE					251,937							
Interior Floor	14	CARPET 70															TOTAL MARKET OB/XF VALUE					3,137							
Interior Floor	11	CLAY TILE 30															TOTAL LAND VALUE - MARKET					85,000							
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE					340,074							
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction					129,890							
Bedrooms		3 100															ASSESSED VALUE					210,184							
Bathrooms		2 100															TOTAL EXEMPTION VALUE					50,722							
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE					159,462							
Stories	0	0 100															TOTAL JUST VALUE					340,074							
Units	0	0 100		NCON VALUE					0																				
Occupancy	00	NONE 100		INCOME VALUE					PREVIOUS YEAR MKT VALUE					318,699															
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	1,909	100	2018	1,909	214,325																								
FGR	420	55	2018	231	25,935																								
FOP	48	30	2018	14	1,572																								
FSP	224	40	2021	90	10,105																								
TOTALS		2,601		2,244		251,937																							
EXTRA FEATURES						97281 HARBOR CONCOURSE CIR, FERNANDINA BEACH										BLD DATE 03/30/2023 NW LGL DATE 04/23/2025 MLU													
L N	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	622.00	SF	5.20	5.20	100	2018	2018	3	97	3,137															
																	BUILDING DIMENSIONS												
																	BAS=[YR=2018] W24 FSP=[YR=2021] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$.												
LAND DESCRIPTION																	TOTAL OB/XF 3,137												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 08/13/2021 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																													