LOT 133
HARBOR CONCOURSE PHASE 2
PB 8/162

VALDIZON MARIO & AMY LINNETH
97317 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0133-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

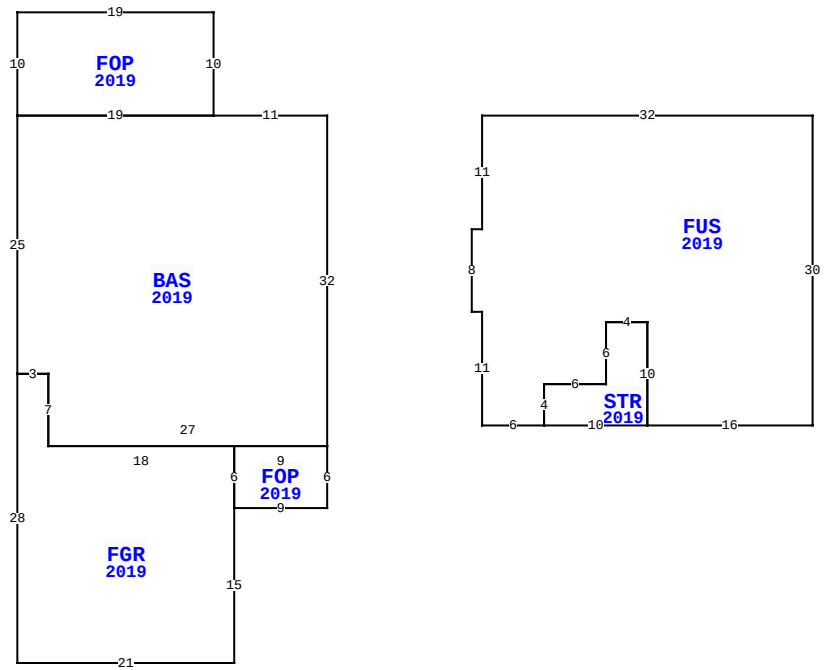
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	939	100	2019	939	105,291
FGR	462	55	2019	254	28,482
FOP	54	30	2019	16	1,794
FOP	190	30	2019	57	6,392
FUS	904	100	2019	904	101,367
STR	64	10	2019	6	673
TOTALS	2,613			2,176	243,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,176	114.4248	114.42	248,978	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1843 HX Base Yr 2022



97317 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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		243,998
TOTAL MARKET OB/XF VALUE		8,873
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		337,871
SOH/AGL Deduction		42,026
ASSESSED VALUE		295,845
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		245,123
TOTAL JUST VALUE		337,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1808669	CO ISSUED	0	04/26/2019
B1808669	NEW CONSTR	266,808	08/24/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2441/0312	3/08/2021	WD	Q	I	01	305,000
GRANTOR: MOORE MARY P & COLIN						
GRANTEE: VALDIZON MARIO & AM						
2276/1749	5/16/2019	WD	Q	I	01	268,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MOORE MARY PHIL & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W11 FOP=[YR=2019] N10 W19 S10 E19$ W19 S25 FGR=[YR=2019] S28 E21 N15 FOP=[YR=2019] E9 N6 W9 S6$ N6 W18 N7 W3$ E3 S7 E27 N32$ PTR= E15 FUS=[YR=2019] E32 S30 W16 STR=[YR=2019] W10 N4 E6 N6 E4 S10$ N10 W4 S6 W6 S4 W6 N11 W1 N8 E1 N11$ 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	0811	CONCRETE B	0	100	0	0	647.00	SF	5.20	5.20	100	2019	2019	3	97	3,263	
2	0462	ST/AL FNC	0	100	140	0	560.00	SF	10.00	10.00	100	2020	2020	3	90	5,040	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	

LAND DESCRIPTION

TOTAL OB/XF 8,873

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 06/13/2021 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS