LOT 136
HARBOR CONCOURSE PHASE 1
PB 8/116

WATTS RICHARD E & MERRYE
97335 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0136-0000

BUILDING CHARACTERISTICS

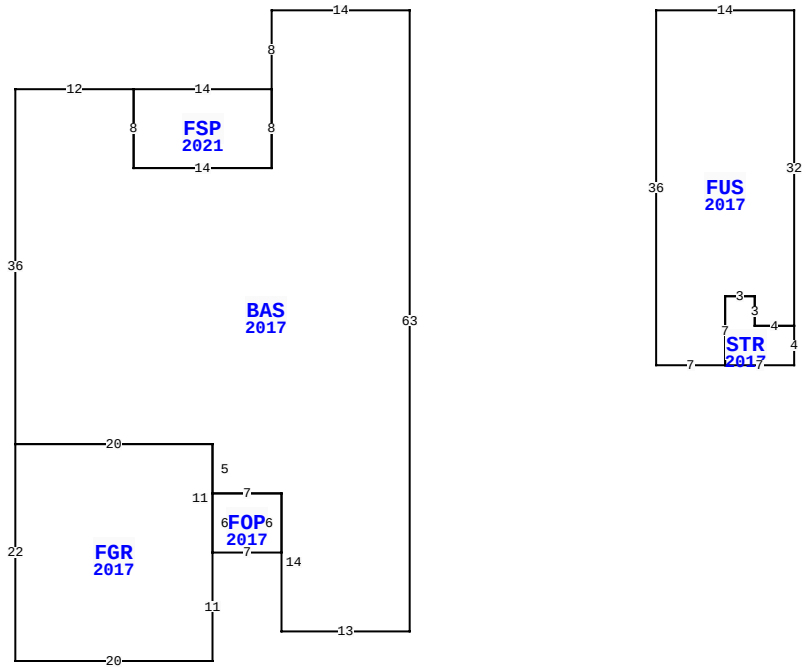
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,722	100	2017	1,722	196,148
FGR	440	55	2017	242	27,565
FOP	42	30	2017	13	1,481
FSP	112	40	2021	45	5,125
FUS	467	100	2017	467	53,195
STR	37	10	2017	4	456
TOTALS	2,820			2,493	283,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,493	117.4320	117.43	292,753	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2189 HX Base Yr 2022



97335 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		283,970
TOTAL MARKET OB/XF VALUE		7,772
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		376,742
SOH/AGL Deduction		45,390
ASSESSED VALUE		331,352
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		275,630
TOTAL JUST VALUE		376,742
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633059	NEW CONSTR	270,180	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2424/0745	1/11/2021	WD	Q	I	01	319,000
GRANTOR: RAMIREZ DIOGENES & VA						
GRANTEE: WATTS RICHARD E & M						
2311/1397	10/08/2019	QC	U	I	11	100
GRANTOR: RAMIREZ DIOGENES & ME						
GRANTEE: RAMIREZ DIOGENES						

BUILDING NOTES

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	11	3	33.00	SF	6.50	6.50	100	2017	2017	3	96	206	
2	0811	CONCRETE B	0	100	0	0	536.00	SF	5.20	5.20	100	2017	2017	3	96	2,676	
3	0462	ST/AL FNC	0	100	120	0	480.00	SF	10.00	10.00	100	2020	2020	3	90	4,320	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	

BUILDING DIMENSIONS

BAS=[YR=2017] W14 S8 FSP=[YR=2021] W14 S8 E14 N8$ S8 W14 N8 W12 S36 FGR=[YR=2017] S22 E20 N11 FOP=[YR=2017] E7 N6 W7 S6$ N11 W20$ E20 S5 E7 S14 E13 N63$ PTR= E25 FUS=[YR=2017] E14 S32 STR=[YR=2017] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ W25$.

LAND DESCRIPTION

TOTAL OB/XF 7,772

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 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