LOT 142
HARBOR CONCOURSE PHASE 1
PB 8/116

CRUZ LARITZA & ALIAN
97371 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0142-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

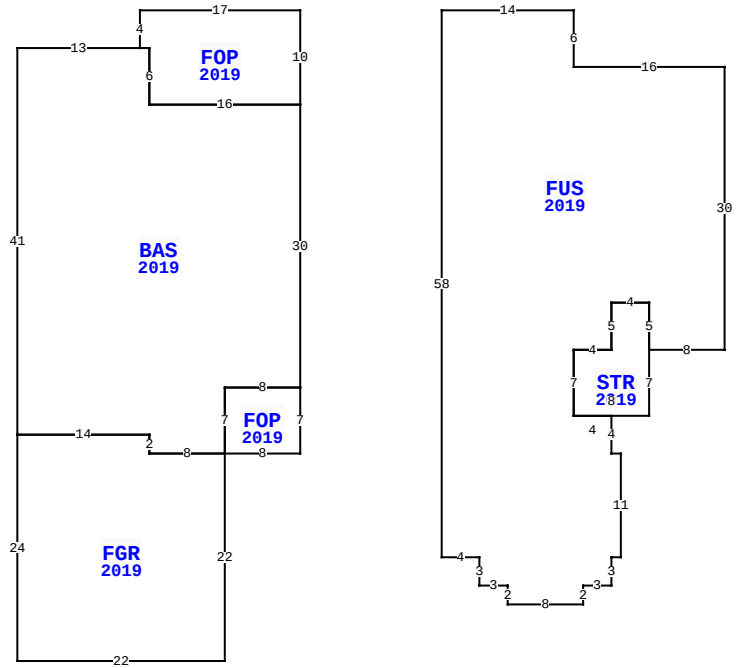
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,110	100	2019	1,110	121,855
FGR	512	55	2019	282	30,958
FOP	56	30	2019	17	1,866
FOP	164	30	2019	49	5,379
FUS	1,401	100	2019	1,401	153,801
STR	76	10	2019	8	878
TOTALS	3,319			2,867	314,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,867	112.0245	112.02	321,161	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2024 Heated Area: 2511 HX Base Yr 2024



97371 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		314,738
TOTAL MARKET OB/XF VALUE		3,359
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		403,097
SOH/AGL Deduction		13,185
ASSESSED VALUE		389,912
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		339,190
TOTAL JUST VALUE		403,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807774	CO ISSUED	0	03/22/2019
B1807774	NEW CONSTR	335,618	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2459/0784	5/04/2021	WD	Q	I	02	399,000
GRANTOR: KIRCHNER GARY DWAYNE						
GRANTEE: CRUZ LARITZA & ALIA						
2263/1761	3/22/2019	WD	Q	I	01	299,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KIRCHNER GARY D & S						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W17 S4 BAS=[YR=2019] W13 S41 FGR=[YR=2019] S24 E22 N22 FOP=[YR=2019] E8 N7 W8 S7$ W8 N2 W14$ E14 S2 E8 N7 E8 N30 W16 N6 W1$ E1 S6 E16 N10$ PTR= E15 FUS=[YR=2019] E14 S6 E16 S30 W8 STR=[YR=2019] S7 W8 N7 E4 N5 E4 S5$ N5 W4 S5 W4 S7 E4 S4 E1 S11 W1 S3 W3 S2 W8 N2 W3 N3 W4 N58$ 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	666.00	SF	5.20	5.20	100	2019	2019	3	97	3,359	

LAND DESCRIPTION

TOTAL OB/XF 3,359

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 04/22/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS