LOT 16
IN OR 2068/656
HARBOR CONCOURSE PHASE 1

HARNAGE KEITH ALLEN & CHASTITY
97040 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0016-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

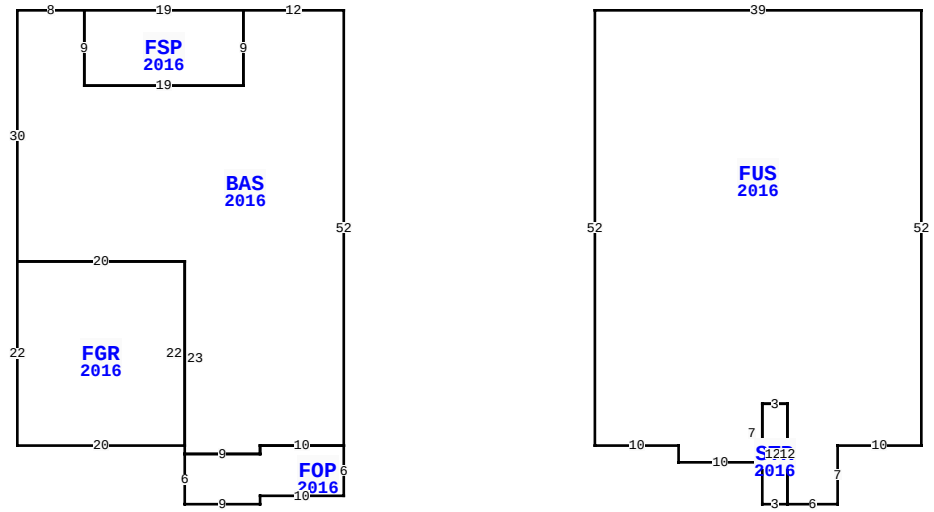
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,426	100	2016	1,426	156,348
FGR	440	55	2016	242	26,533
FOP	114	30	2016	34	3,728
FSP	171	40	2016	68	7,455
FUS	2,075	100	2016	2,075	227,507
STR	36	10	2016	4	439
TOTALS	4,262			3,849	422,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,849	108.7695	114.21	439,594	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2017 Heated Area: 3501 HX Base Yr 2017



97040 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		422,010
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		554,510
SOH/AGL Deduction		199,830
ASSESSED VALUE		354,680
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		298,269
TOTAL JUST VALUE		554,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702056	SWIM POOL	26,300	04/01/2017
B1631712	NEW CONSTR	477,585	01/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2068/0656	8/24/2016	WD	Q	I	01	298,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HARNAGE KEITH ALLEN						
2038/0349	4/01/2016	WD	Q	V	05	400,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W12 FSP=[YR=2016] W19 S9 E19 N9 $ S9 W19 N9 W8 S30 FGR=[YR=2016] S22 E20 N22 W20 $ E20 S23 FOP=[YR=2016] S6 E9 N1 E10 N6 W10 S1 W9 $ E9 N1 E10 N52 $ PTR= E30 FUS=[YR=2016] E39 S52 W10 S7 W6 STR=[YR=2016] W3 N12 E3 S12 $ N12 W3 S7 W10 N2 W10 N52 $ W30 $.

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
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,500

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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS