LOT 17
IN OR 2152/1159
HARBOR CONCOURSE PHASE 2

TYMON JAMES A
97052 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0017-0000

BUILDING CHARACTERISTICS

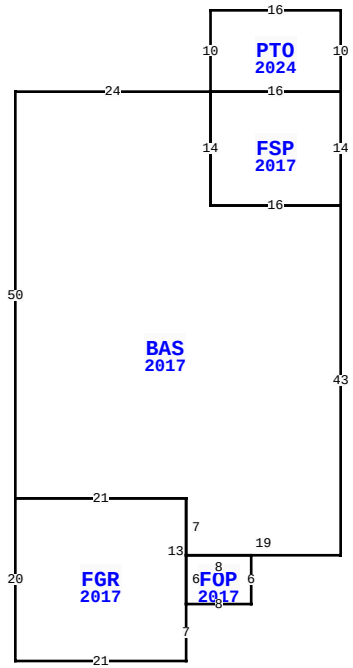
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,909	100	2017	1,909	232,871
FGR	420	55	2017	231	28,179
FOP	48	30	2017	14	1,708
FSP	224	40	2017	90	10,979
PTO	160	5	2024	8	976
TOTALS	2,761			2,252	274,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,252	120.3930	126.41	284,675	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2018 Heated Area: 1909 HX Base Yr 2018



97052 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		274,711
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		359,711
SOH/AGL Deduction		168,710
ASSESSED VALUE		191,001
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		139,590
TOTAL JUST VALUE		359,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702337	CO ISSUED	0	09/25/2017
B1702237	NEW CONSTR	242,859	03/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2152/1159	10/11/2017	WD	Q	I	01	254,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TYMON JAMES A						
2103/0397	2/23/2017	WD	Q	V	05	220,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-16,0] W24 S50 E21 S7 E19 N43 W16 N14 $
FGR=[YR=2017;ORIG=-40,50] S20 E21 N7 N13 W21 $
FSP=[YR=2017;ORIG=0,0] W16 S14 E16 N14 $
FOP=[YR=2017;ORIG=-19,63] E8 N6 W8 S6 $
PTO=[YR=2024;ORIG=-16,-10] E16 S10 W16 N10 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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