LOT 18
IN OR 2169/712
HARBOR CONCOURSE PHASE 2

RIGGS PAMELA J
97064 HARBOR CONCOURSE CICLE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0018-0000

BUILDING CHARACTERISTICS

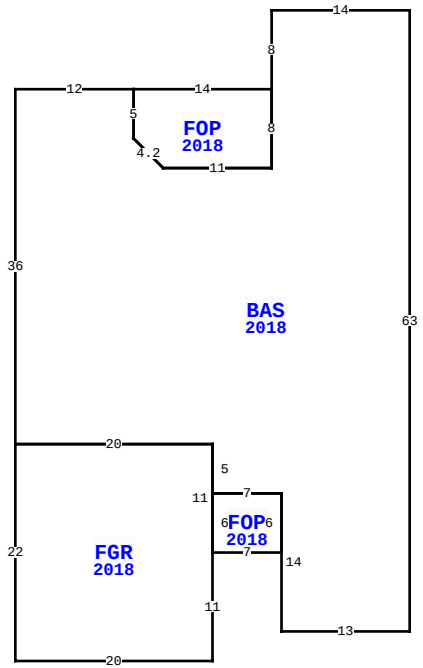
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,727	100	2018	1,727	222,128
FGR	440	55	2018	242	31,126
FOP	42	30	2018	13	1,672
FOP	108	30	2018	32	4,116
TOTALS	2,317			2,014	259,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,014	127.5960	133.98	269,836	2017	2017	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2018 Heated Area: 1727 HX Base Yr 2018



97064 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		259,043
TOTAL MARKET OB/XF VALUE		54,773
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		398,816
SOH/AGL Deduction		136,021
ASSESSED VALUE		262,795
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		211,384
TOTAL JUST VALUE		398,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1908740	SCRN ENCLSR	13,384	01/01/2019
B1805364	SWIM POOL	36,299	07/01/2018
C1706418	CO ISSUED	0	01/09/2018
B1706418	NEW CONSTR	219,219	07/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2169/0712	12/29/2017	WD	Q	I	02	233,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RIGGS PAMELA J						
2121/1965	5/23/2017	WD	Q	V	05	220,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W14 S8 FOP=[YR=2018] W14 S5 D3 R3 E11 N8$ S8 W11 U3 L3 N5 W12 S36 FGR=[YR=2018] S22 E20 N11
FOP=[YR=2018] E7 N6 W7 S6$ N11 W20$ E20 S5 E7 S14 E13 N63$.

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
2	0860	POOL/SPA	0	100	20	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	
4	0911	SCRN RM A	0	100	26	21	546.00	SF	18.00	18.00	100	2018	2018	3	74	7,273	

LAND DESCRIPTION

TOTAL OB/XF 54,773

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS