LOT 19
HARBOR CONCOURSE PHASE 2
PB 8/162

DARNALL JASON & MICHELLE
97076 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

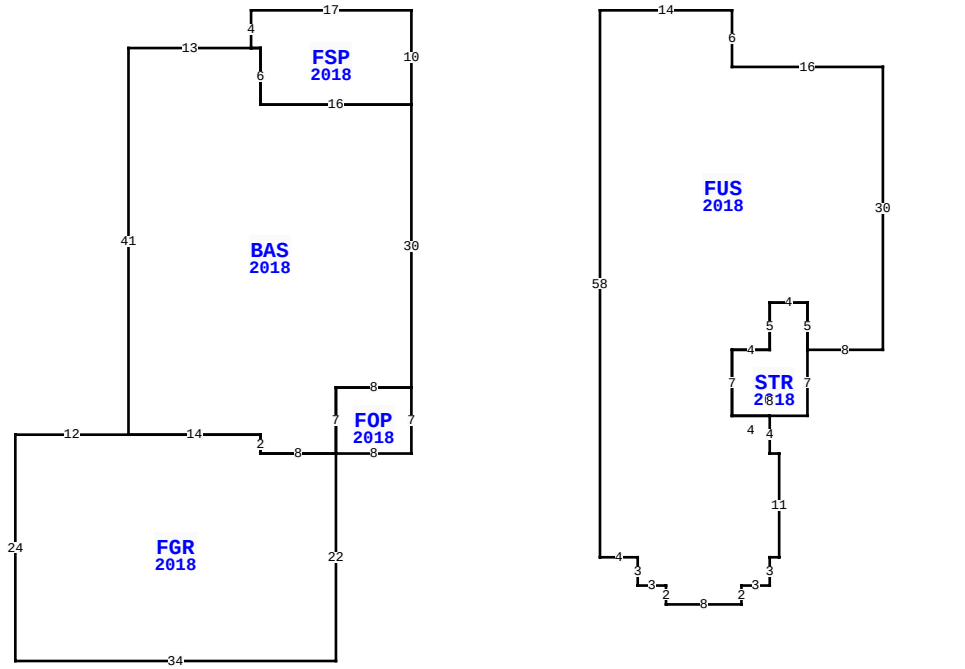
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	1,110	100	2018	1,110	127,050
FGR	800	55	2018	440	50,362
FOP	56	30	2018	17	1,946
FSP	164	40	2018	66	7,554
FUS	1,401	100	2018	1,401	160,357
STR	76	10	2018	8	915
TOTALS	3,607			3,042	348,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,042	112.4424	118.06	359,139	2018	2018	0	0	0	3.05	96.95

1 SINGLE FAM 100% - 2021 Heated Area: 2511 HX Base Yr 2021



97076 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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		348,185
TOTAL MARKET OB/XF VALUE		60,445
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		493,630
SOH/AGL Deduction		128,602
ASSESSED VALUE		365,028
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		313,617
TOTAL JUST VALUE		493,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2007799	SCRN ENCLSR	10,000	10/01/2020
B205089	SWIM POOL	50,000	06/30/2020
C1705456	CO ISSUED	0	03/22/2018
B1705456	NEW CONSTR	329,069	06/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2366/1099	6/08/2020	WD	Q	I	01	312,000
GRANTOR: GAINES ZACHARY & SONJ						
GRANTEE: DARNALL JASON & MIC						
2185/0396	3/21/2018	WD	Q	I	01	292,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GAINES ZACHARY & SO						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W17 S4 BAS=[YR=2018] W13 S41 FGR=[YR=2018] W12 S24 E34 N22 FOP=[YR=2018] E8 N7 W8 S7$W8 N2 W14$ E14 S2 E8 N7 E8 N30 W16 N6 W1$ E1 S6 E16 N10$ PTR=E20 FUS=[YR=2018] E14 S6 E16 S30 W8 STR=[YR=2018] 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$ W20 $.

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	0911	SCRN RM A	0	100	0	0	877.00	SF	18.00	18.00	100	2020	2020	3	82	12,945	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 60,445

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