LOT 44
HARBOR CONCOURSE PHASE 2
PB 8/162

**POUND REBEKAH L/MEDINA ROMMEL J**
97214 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

**2026**

**29-2N-28-0115-0044-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

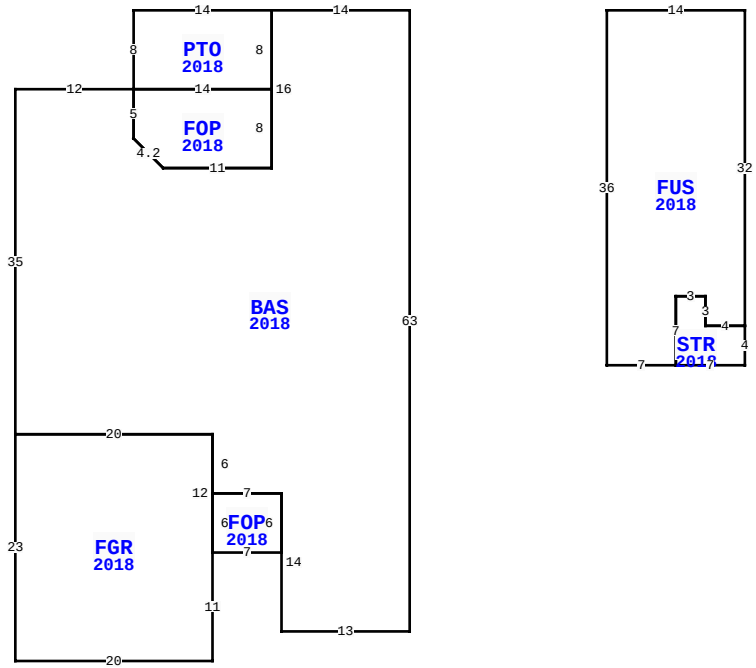
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,707 | 100 | 2018 | 1,707 | 205,384 |
| FGR | 460 | 55 | 2018 | 253 | 30,441 |
| FOP | 42 | 30 | 2018 | 13 | 1,565 |
| FOP | 108 | 30 | 2018 | 32 | 3,850 |
| FUS | 467 | 100 | 2018 | 467 | 56,189 |
| PTO | 112 | 5 | 2018 | 6 | 722 |
| STR | 37 | 10 | 2018 | 4 | 481 |
| TOTALS | 2,933 | | | 2,482 | 298,631 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,482 | 118.1376 | 124.04 | 307,867 | 2018 | 2018 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 2174 HX Base Yr 2022




97214 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 | | 298,631 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 383,631 |
| SOH/AGL Deduction | | 44,081 |
| ASSESSED VALUE | | 339,550 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 288,139 |
| TOTAL JUST VALUE | | 383,631 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 373,923 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18007054 | CO ISSUED | 0 | 07/12/2018 |
| B1801207 | NEW CONSTR | 278,311 | 02/05/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2442/1769 | 3/12/2021 | WD | Q | I | 01 | 326,000 |
| GRANTOR: DINKINS DANIEL R & CA | | | | | | |
| GRANTEE: POUND REBEKAH L & R | | | | | | |
| 2245/1385 | 12/18/2018 | WD | Q | I | 01 | 265,000 |
| GRANTOR: DARBY MICHAEL & JACKI | | | | | | |
| GRANTEE: DINKINS DANIEL R & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W14 PTO=[YR=2018] W14 S8 FOP=[YR=2018] S5 D3 R3 E11 N8 W14$ E14 N8$ S16 W11 U3 L3 N5 W12 S35
FGR=[YR=2018] S23 E20 N11 FOP=[YR=2018] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63$ PTR=E20 FUS=[YR=2018] E14 S32
STR=[YR=2018] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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