LOT 47
HARBOR CONCOURSE PHASE 2
PB 8/162

BULLOCK AARON W & STEPHANIE I
97238 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0047-0000

NASSAU COUNTY PROPERTY

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	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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

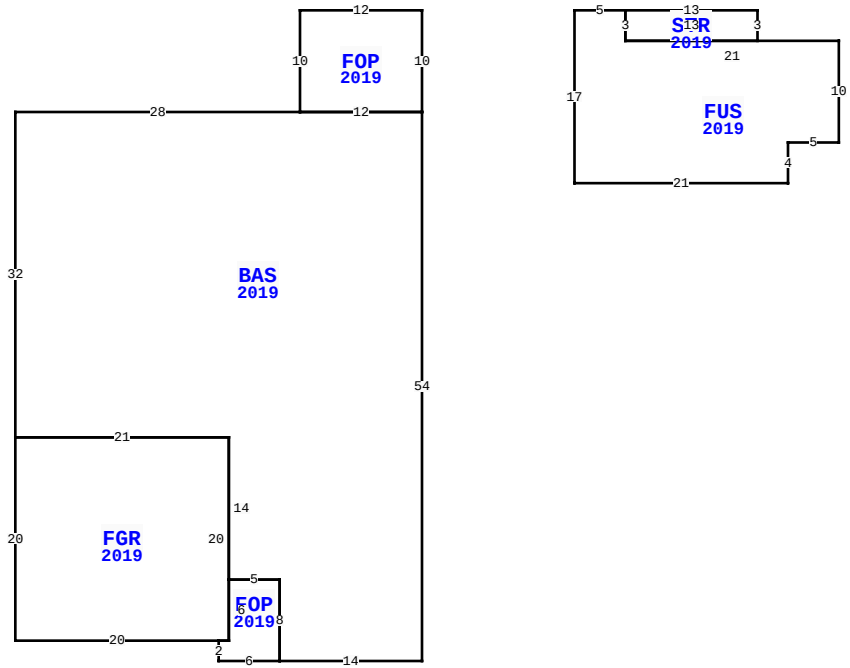
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	2019	1,658	202,958
FGR	420	55	2019	231	28,277
FOP	42	30	2019	13	1,591
FOP	120	30	2019	36	4,407
FUS	359	100	2019	359	43,945
STR	39	10	2019	4	489
TOTALS	2,638			2,301	281,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,301	119.5698	125.55	288,891	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2021 Heated Area: 2017 HX Base Yr 2021



97238 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		281,669
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		366,669
SOH/AGL Deduction		94,713
ASSESSED VALUE		271,956
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		220,545
TOTAL JUST VALUE		366,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903529	CO ISSUED	0	09/09/2019
19003529	NEW CONSTR	271,390	04/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2372/1806	6/29/2020	WD	Q	I	01	276,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BULLOCK AARON W & S						
2218/0786	8/02/2018	WD	Q	V	05	240,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W12 S10 BAS=[YR=2019] W28 S32 FGR=[YR=2019] S20 E20 FOP=[YR=2019] S2 E6 N8 W5 S6 W1$ E1 N20 W21$ E21 S14 E5 S8 E14 N54 W12$ E12 N10$ PTR= E15 FUS=[YR=2019] E5 STR=[YR=2019] E13 S3 W13 N3$ S3 E21 S10 W5 S4 W21 N17$ W15$.

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 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