LOT 49
HARBOR CONCOURSE PHASE 2
PB 8/162

WILSON TERRYLYNN
97252 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0049-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

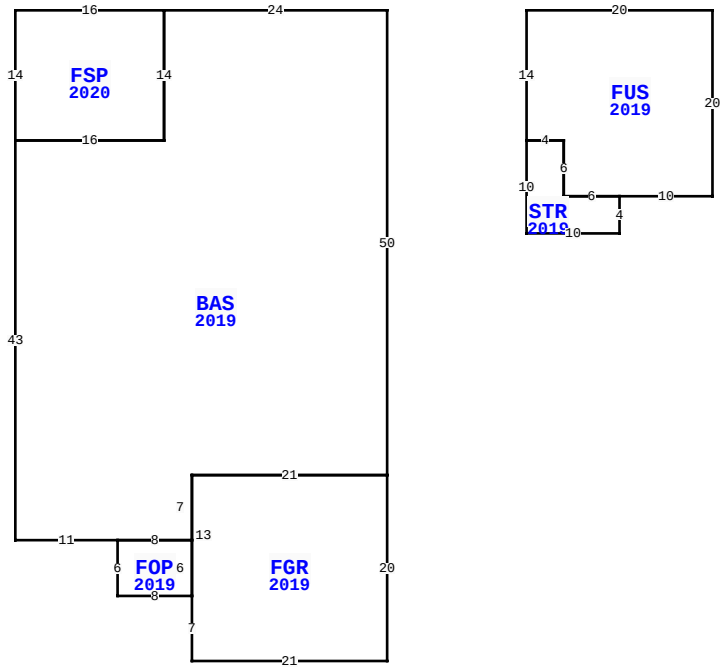
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2019	1,909	233,441
FGR	420	55	2019	231	28,248
FOP	48	30	2019	14	1,712
FSP	224	40	2020	90	11,006
FUS	376	100	2019	376	45,979
STR	64	10	2019	6	734
TOTALS	3,041			2,626	321,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,626	119.4480	125.42	329,353	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 0% - 0 Heated Area: 2285 HX Base Yr



97252 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	321,119
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	406,119
SOH/AGL Deduction	0
ASSESSED VALUE	406,119
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	406,119
TOTAL JUST VALUE	406,119
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	395,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1901175	CO ISSUED	0	06/17/2019
19001175	NEW CONSTR	303,569	02/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2287/0381	6/20/2019	WD	Q	I	01	272,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WILSON TERRYLYNN F						
2236/0113	11/06/2018	WD	Q	V	05	180,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 FSP=[YR=2020] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2019] S6 E8 FGR=[YR=2019] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$ PTR= E15 FUS=[YR=2019] E20 S20 W10 STR=[YR=2019] S4 W10 N10 E4 S6 E6$ W6 N6 W4 N14$ W15$.

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	0		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