LOT 64
HARBOR CONCOURSE PHASE 2
PB 8/162

BELLAR MATTHEW D & COLLEEN C
97302 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0064-0000

BUILDING CHARACTERISTICS

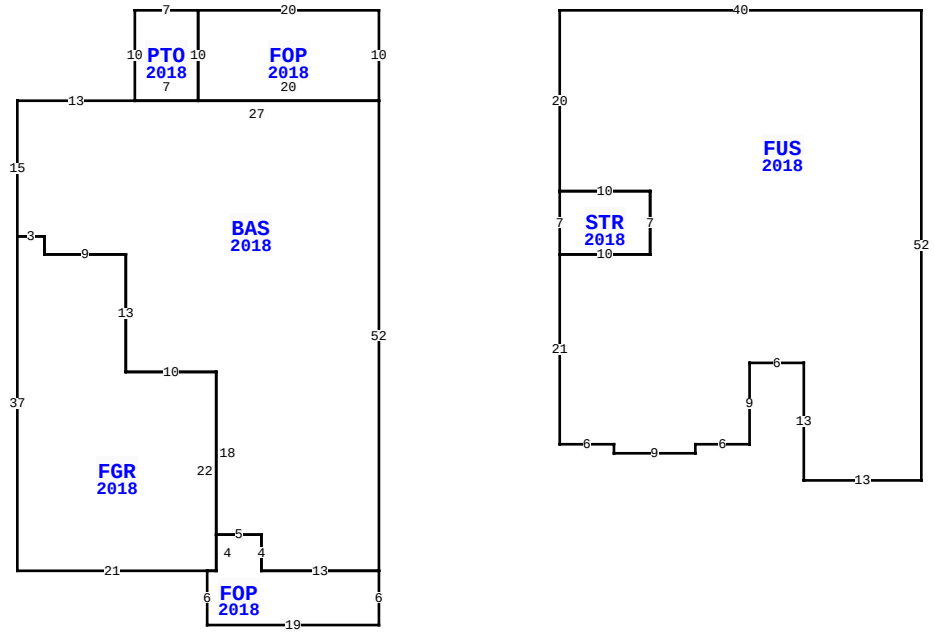
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
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	1,414	100	2018	1,414	159,361
FGR	646	55	2018	355	40,009
FOP	134	30	2018	40	4,508
FOP	200	30	2018	60	6,762
FUS	1,857	100	2018	1,857	209,288
PTO	70	5	2018	4	451
STR	70	10	2018	7	789
TOTALS	4,391			3,737	421,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,737	111.2265	116.79	436,444	2018	2018	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2024 Heated Area: 3271 HX Base Yr 2024



BLD DATE	03/30/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

97302 HARBOR CONCOURSE CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		421,168
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		506,168
SOH/AGL Deduction		114,337
ASSESSED VALUE		391,831
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		340,420
TOTAL JUST VALUE		506,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008080	CO ISSUED	0	08/08/2018
B1800839	NEW CONSTR	419,677	01/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/943	5/31/2023	WD	Q	I	01	580,000
GRANTOR: WILSON RICHARD P JR &						
GRANTEE: BELLAR MATTHEW D &						
2446/0311	3/19/2021	WD	Q	I	02	419,900
GRANTOR: LEMPESIS STEPHANIE &						
GRANTEE: WILSON RICHARD P JR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W20 PTO=[YR=2018] W7 S10 BAS=[YR=2018] W13 S15 FGR=[YR=2018] S37 E21 FOP=[YR=2018] S6 E19 N6 W13 N4 W5 S4 W1$ E1 N22 W10 N13 W9 N2 W3$ E3 S2 E9 S13 E10 S18 E5 S4 E13 N52 W27$ E7 N10$ S10 E20 N10$ PTR=E20 FUS=[YR=2018] E40 S52 W13 N13 W6 S9 W6 S1 W9 N1 W6 N21 STR=[YR=2018] N7 E10 S7 W10$ E10 N7 W10 N20$ W20$.

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