LOT 65
IN OR 2161/1138
HARBOR CONCOURSE PHASE 2

PARKER TREVOR A & ALEX M
97314 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0065-0000

BUILDING CHARACTERISTICS

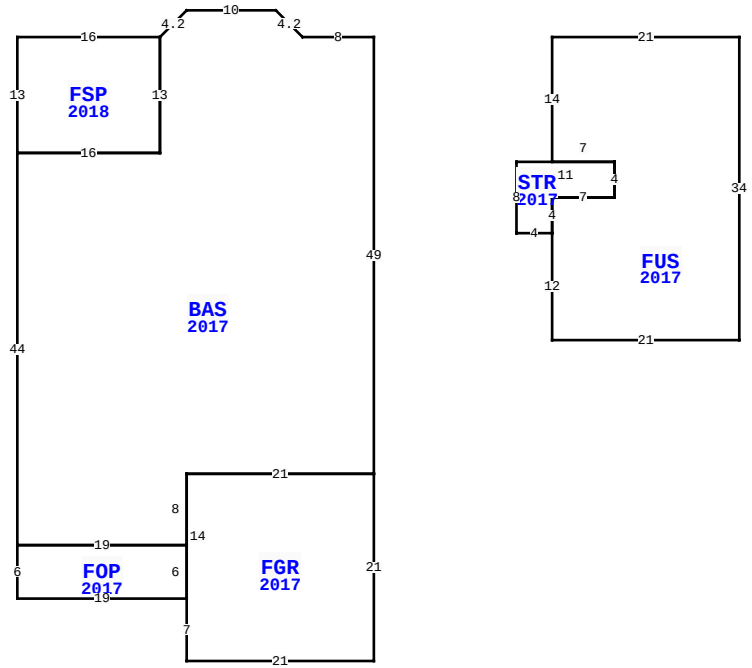
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,943	100	2017	1,943	214,143
FGR	441	55	2017	243	26,782
FOP	114	30	2017	34	3,747
FSP	208	40	2018	83	9,147
FUS	686	100	2017	686	75,606
STR	60	10	2017	6	661
TOTALS	3,452			2,995	330,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,995	108.7674	114.21	342,059	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2018 Heated Area: 2629 HX Base Yr 2018



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

97314 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		330,087
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		415,087
SOH/AGL Deduction		139,365
ASSESSED VALUE		275,722
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		224,311
TOTAL JUST VALUE		415,087
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003446	REPAIR/RRF	1,366	05/01/2018
C1705147	CO ISSUED	0	12/01/2017
B1705147	NEW CONSTR	325,478	06/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2161/1138	11/30/2017	WD	Q	I	01	300,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PARKER TREVOR A & A						
2109/0354	3/23/2017	WD	U	V	11	100
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W8 U3 L3 W10 D3 L3 FSP=[YR=2018] W16 S13 E16 N13$ S13 W16 S44 FOP=[YR=2017] S6 E19 FGR=[YR=2017] S7 E21 N21 W21 S14$ N6 W19$ E19 N8 E21 N49$ PTR= E20 FUS=[YR=2017] E21 S34 W21 N12 STR=[YR=2017] W4 N8 E11 S4 W7 S4$ N4 E7 N4 W7 N14$ 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 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