

LOT 73
HARBOR CONCOURSE PHASE 1
PB 8/116

WILLIAMS JASON
97362 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0073-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 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	1,727	100	2016	1,727	206,892
FGR	440	55	2016	242	28,991
FOP	42	30	2016	13	1,557
FOP	228	30	2016	68	8,147
FUS	387	100	2016	387	46,362
STR	48	10	2016	5	599
TOTALS	2,872			2,442	292,548

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,442	118.8495	124.79	304,737	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM

100% - 2023

Heated Area: 2114

HX Base Yr 2023

Floor plan diagram showing building layout with areas labeled FOP 2016, FUS 2016, STR 2016, BAS 2016, and FGR 2016. Dimensions are provided for various sections.

Left side layout:

- Top section: FOP 2016 (15, 14, 16, 11, 4.2, 5, 12, 9)
- Middle section: BAS 2016 (63, 14, 11, 7, 5, 20, 22, 26)
- Bottom section: FGR 2016 (11, 7, 14, 13, 11, 20, 22, 26)

Right side layout:

- Top section: FUS 2016 (14, 27, 30, 7, 12, 3)
- Bottom section: STR 2016 (3, 4, 4, 5, 3, 12, 7)

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

MLU