

LOT 81
HARBOR CONCOURSE PHASE 1
PB 8/116

ARNOLD MICAH J
97374 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0081-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4													
Exterior Wall	31	HARDIE BRD 90	0100	01	3,982	107.1630	112.52	448,055	2017	2017	0	0	0	3.55	96.45	VALUATION BY STANDARD												
Exterior Wall	21	STONE 10	1 SINGLE FAM 100% - 2021 Heated Area: 3539 HX Base Yr 2021													Tax Group: 4 Tax Dist:												
Roof Structure	03	GABLE/HIP 100														BUILDING MARKET VALUE 432,149												
Roof Cover	03	COMP SHNGL 100														TOTAL MARKET OB/XF VALUE 62,607												
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET 85,000												
Interior Floor	11	CLAY TILE 50														TOTAL MARKET VALUE 579,756												
Interior Floor	14	CARPET 50														SOH/AGL Deduction 147,053												
Air Condition	03	CENTRAL 100														ASSESSED VALUE 432,763												
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE HX HB 51,411												
Bedrooms	5	100														BASE TAXABLE VALUE 381,292												
Bathrooms	3	100														TOTAL JUST VALUE 579,756												
Frame	02	WOOD FRAME 100														NCON VALUE 0												
Stories	2.	2. 100	INCOME VALUE																									
Units	0	100	PREVIOUS YEAR MKT VALUE 561,122																									
Occupancy	00	NONE 100																										
Quality 04 Quality Level 04																PERMIT NUM DESCRIPTION AMT ISSUED												
DOR CODE 0100 SINGLE FAMILY																B1900397 SCRIN ENCLSR 24,139 01/01/2019												
MAP NUM MKT AREA 04																18010307 XF0B 45,000 10/11/2018												
NEIGHBORHOOD/LOC 4145.00																B1807612 SWIM POOL 45,000 10/01/2018												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														B1633178 CO ISSUED 0 07/25/2017									
BAS	1,461	100	2017	1,461	158,556														B1633178 NEW CONSTR 435,384 10/10/2016									
FGR	640	55	2017	352	38,201																							
FOP	114	30	2017	34	3,690																							
FOP	180	30	2017	54	5,860																							
FUS	2,078	100	2017	2,078	225,516																							
STR	33	10	2017	3	326																							
TOTALS	4,506			3,982	432,149																							
EXTRA FEATURES						97374 HARBOR CONCOURSE CIR, FERNANDINA BEACH										BLD DATE 03/30/2023 NW LGL DATE 04/23/2025 MLU												
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													
5	0911	SCRN RM A	0 100	0 0	1,076.00	SF	18.00	18.00	100	2019	2019	3	78	15,107														
6	0860	POOL/SPA	0 100	0 0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500														
LAND DESCRIPTION																TOTAL OB/XF 62,607												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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																												