

LOT 83
HARBOR CONCOURSE PHASE 1
PB 8/116

NOFSINGER CHRISTOPHER M & MARISHA
97382 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0083-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 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		4 100
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	

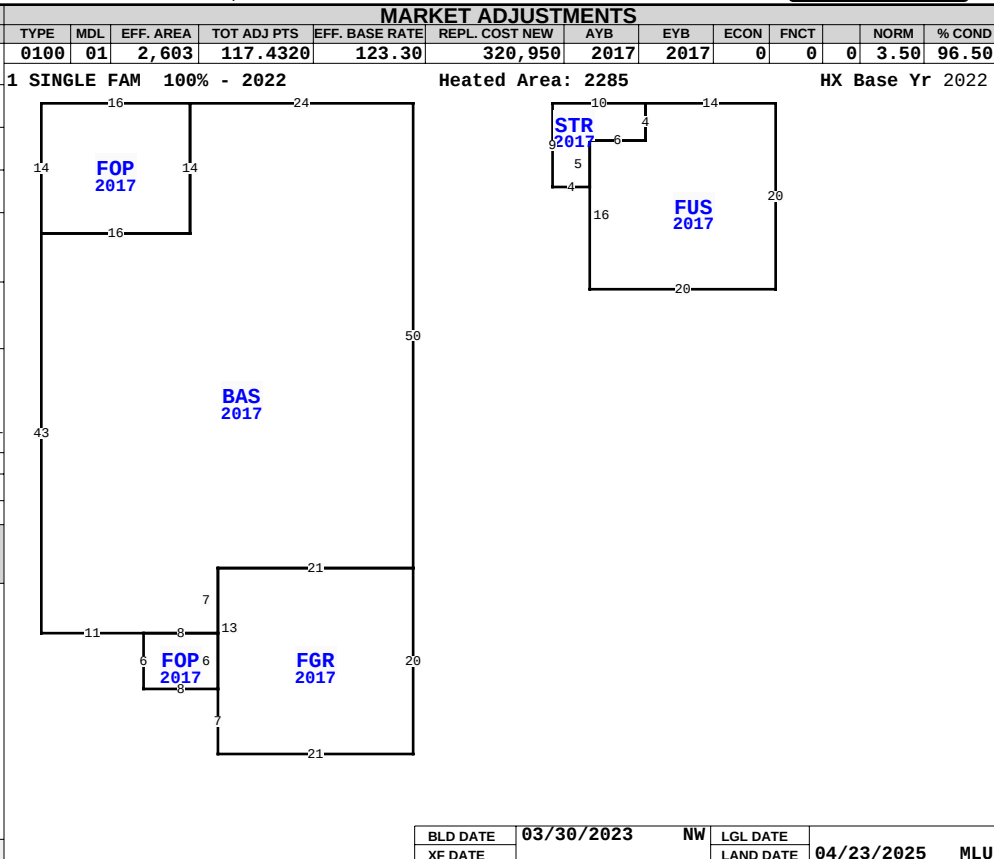
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2017	1,909	227,142
FGR	420	55	2017	231	27,485
FOP	48	30	2017	14	1,666
FOP	224	30	2017	67	7,972
FUS	376	100	2017	376	44,738
STR	60	10	2017	6	714

TOTALS	3,037			2,603	309,717
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00
4	0911	SCRN RM A	0 100	40	13	520.00	SF	18.00	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

REVIEW DATE 07/09/2024 BY KBA



TOTAL OB/XF									
54,052									

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54,052									

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	309,717								
TOTAL MARKET OB/XF VALUE	54,052								
TOTAL LAND VALUE - MARKET	85,000								
TOTAL MARKET VALUE	448,769								
SOH/AGL Deduction	76,057								
ASSESSED VALUE	372,712								
TOTAL EXEMPTION VALUE	HX HB 51,411								
BASE TAXABLE VALUE	321,301								
TOTAL JUST VALUE	448,769								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	412,850								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1705137	CO ISSUED	0	08/10/2017
B1705137	SWIM POOL	32,625	08/01/2017
B1701088	NEW CONSTR	0	02/13/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2870/245	5/01/2026	WD	U	I	11	100	
GRANTOR: BGRS RELOCATION INC							
GRANTEE: NOFSINGER CHRISTOPH							
2865/0639	5/01/2026	WD	Q	I	01	520,000	
GRANTOR: BGRS RELOCATION INC							
GRANTEE: NOFSINGER CHRISTOPH							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W24 FOP=[YR=2017] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50 \$ PTR=E15 STR=[YR=2017] E10 FUS=[YR=2017] E14 S20 W20 N16 E6 N4\$ S4 W6 S5 W4 N9\$ W15\$.									

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