LOT 87
IN OR 2133/701
HARBOR CONCOURSE PHASE 1

SANDELL RICHARD & LISA
97377 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32031

2026

29-2N-28-0115-0087-0000

BUILDING CHARACTERISTICS

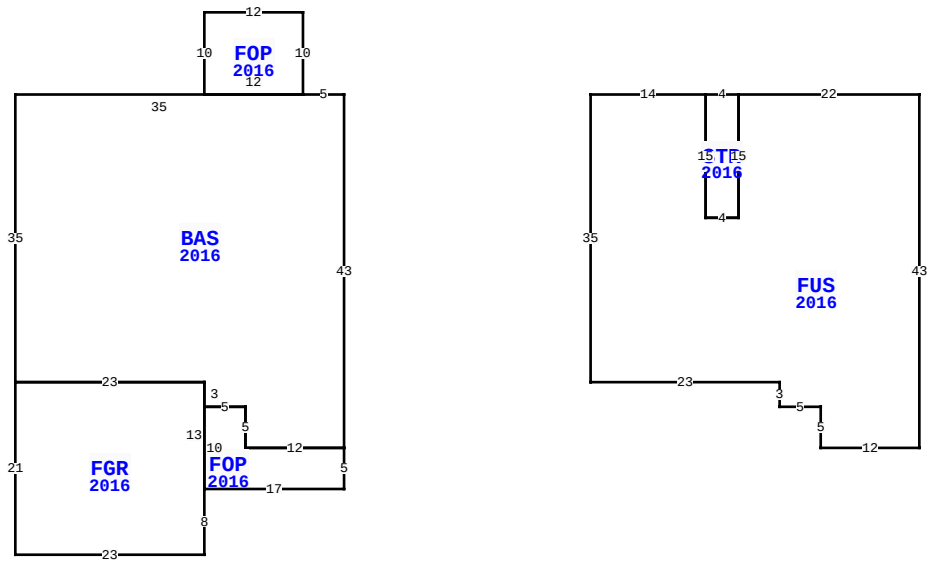
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,511	100	2016	1,511	166,104
FGR	483	55	2016	266	29,242
FOP	110	30	2016	33	3,628
FOP	120	30	2016	36	3,957
FUS	1,451	100	2016	1,451	159,508
STR	60	10	2016	6	660
TOTALS	3,735			3,303	363,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,303	109.0614	114.51	378,227	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2018 Heated Area: 2962 HX Base Yr 2018



97377 HARBOR CONCOURSE CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		363,098
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		448,098
SOH/AGL Deduction		153,437
ASSESSED VALUE		294,661
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		243,250
TOTAL JUST VALUE		448,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		441,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531605	CO ISSUED	0	10/31/2016
B1531605	NEW CONSTR	359,661	12/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2133/0701	7/14/2017	WD	Q	I	01	295,000
GRANTOR: HARPER JAMES ALAN & M						
GRANTEE: SANDELL RICHARD & L						
2056/0496	6/30/2016	WD	Q	I	01	260,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HARPER JAMES ALAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W5 FOP=[YR=2016] N10 W12 S10 E12 $ W35 S35 FGR=[YR=2016] S21 E23 N8 FOP=[YR=2016] E17 N5 W12 N5 W5 S10 $ N13 W23$E23 S3 E5 S5 E12 N43 $ PTR= E30 FUS=[YR=2016] E14 STR=[YR=2016] S15 E4 N15 W4 $ S15 E4 N15 E22 S43 W12 N5 W5 N3 W23 N35 $ W30 $.

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	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