LOT 88
HARBOR CONCOURSE PHASE 1
PB 8/116

NEWTON MICHELLE KAY
PO BOX 16025
FERNANDINA BEACH, FL 32035

2026

29-2N-28-0115-0088-0000

BUILDING CHARACTERISTICS

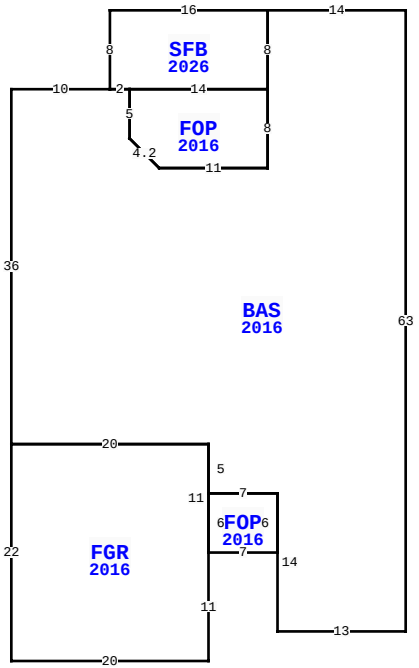
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	209,760
FGR	440	55	2016	242	29,393
FOP	42	30	2016	13	1,579
FOP	108	30	2016	32	3,887
SFB	128	80	2026	102	12,389
TOTALS	2,445			2,116	257,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,116	120.4959	126.52	267,716	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2025 Heated Area: 1829 HX Base Yr 2025



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

97383 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		257,007
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		342,007
SOH/AGL Deduction		0
ASSESSED VALUE		342,007
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		290,596
TOTAL JUST VALUE		342,007
NCON VALUE		10,319
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002622	SCREEN ROOM WITH	24,890	03/13/2025
B1632125	CO ISSUED	0	07/28/2016
B1632125	NEW CONSTR	216,917	04/20/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2723/1368	7/08/2024	WD	Q	I	02	389,900
GRANTOR: BELLAR MATTHEW & COLL						
GRANTEE: NEWTON MICHELLE KAY						
2062/1944	7/29/2016	WD	Q	I	01	202,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BELLAR MATTHEW & CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016;ORIG=0,0] W14 S8 S8 W11 U3L3 N5 W2 W10 S36 E20 S5 E7 S14 E13 N63 $
FGR=[YR=2016;ORIG=-40,44] S22 E20 N11 N11 W20 $
FOP=[YR=2016;ORIG=-14,8] W14 S5 D3R3 E11 N8 $
FOP=[YR=2016;ORIG=-20,55] E7 N6 W7 S6 $
SFB=[YR=2026;ORIG=-14,0] W16 S8 E2 E14 N8 $
.

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