LOT 89
HARBOR CONCOURSE PHASE 1
PB 8/116

DONG NING/JIANG XIAO Y ET AL
95117 POPLAR WAY
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0089-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

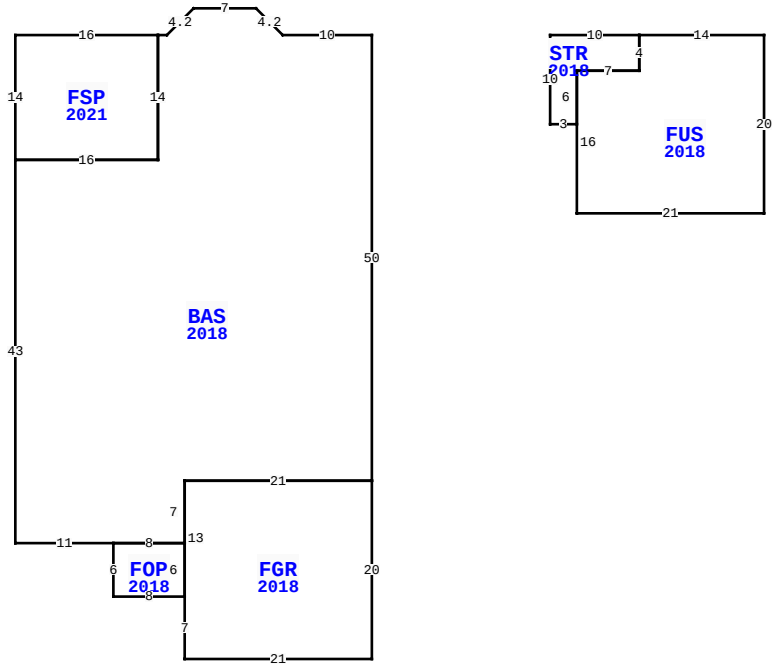
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100	2018	1,939	241,066
FGR	420	55	2018	231	28,719
FOP	48	30	2018	14	1,740
FSP	224	40	2021	90	11,189
FUS	392	100	2018	392	48,736
STR	58	10	2018	6	746
TOTALS	3,081			2,672	332,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,672	122.0688	128.17	342,470	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 0 Heated Area: 2331 HX Base Yr



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

97389 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	332,196
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	417,196
SOH/AGL Deduction	0
ASSESSED VALUE	417,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	417,196
TOTAL JUST VALUE	417,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	406,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18004939	CO ISSUED	0	05/16/2018
B1706251	NEW CONSTR	289,979	07/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2404/1968	10/30/2020	WD	Q	I	02	306,000
GRANTOR: HILL EDWARD & LILIAN						
GRANTEE: JIANG XIAO Y & CHEN						
2197/0388	5/15/2018	WD	Q	I	01	279,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HILL EDWARD & LILIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W10 L3 U3 W7 D3 L3 W1 FSP=[YR=2021] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$ PTR=E20 STR=[YR=2018] E10 FUS=[YR=2018] E14 S20 W21 N16 E7 N4$ S4 W7 S6 W3 N10 $ W20$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		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