LOT 92
IN OR 2112/1867
PT OR 2062/1494

KENNEDY DANNY SHAWN & SHEILA
97007 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0092-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	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

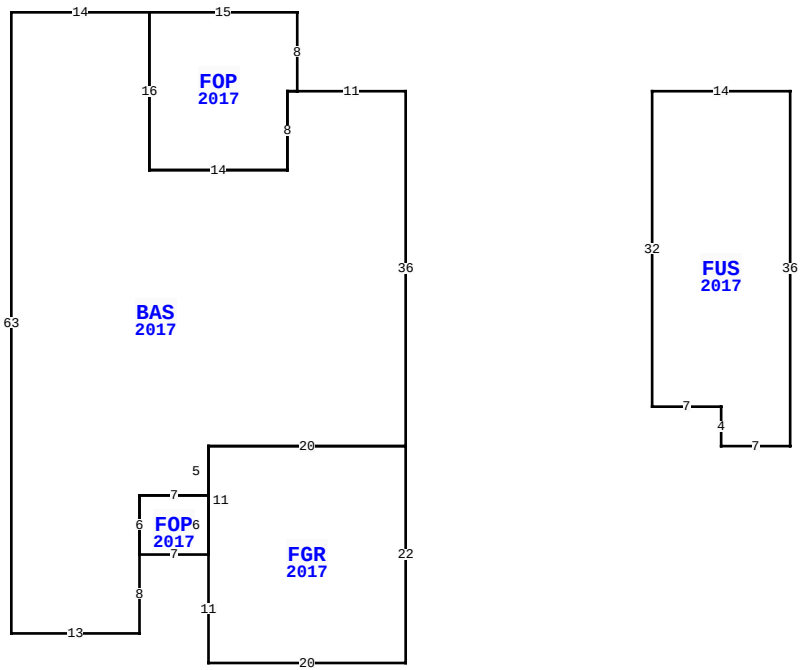
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	2017	1,722	204,892
FGR	440	55	2017	242	28,795
FOP	42	30	2017	13	1,547
FOP	232	30	2017	70	8,329
FUS	476	100	2017	476	56,637
TOTALS	2,912			2,523	300,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,523	117.4320	123.30	311,086	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2019 Heated Area: 2198 HX Base Yr 2019



97007 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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		300,198
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		432,698
SOH/AGL Deduction		135,439
ASSESSED VALUE		297,259
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		240,848
TOTAL JUST VALUE		432,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1809252	SWIM POOL	35,950	12/01/2018
B1632951	CO ISSUED	0	03/31/2017
B1632951	NEW CONSTR	272,003	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2112/1867	3/31/2017	WD	Q	I	01	245,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KENNEDY DANNY SHAWN						
2062/1494	7/28/2016	WD	Q	V	05	500,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W11 FOP=[YR=2017] N8 W15 S16 E14 N8 E1$ W1 S8 W14 N16 W14 S63 E13N8 FOP=[YR=2017] E7 FGR=[YR=2017] S11 E20 N22 W20 S11$ N6 W7 S6$ N6 E7 N5 E20 N36$ PTR= E25 FUS=[YR=2017] E14 S36 W7 N4 W7 N32$ W25$.

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
3	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 47,500

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	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