LOT 95
IN OR 2165/794
HARBOR CONCOURSE PHASE 1

COMBS CHARLES B & BARBARA JOYCE/FORSYTH MELISSA RE
97025 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0095-0000

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 50
Interior Floo	14	CARPET 50
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

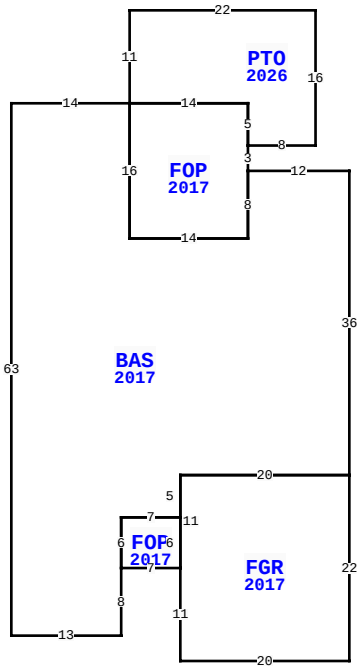
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	2017	1,722	207,367
FGR	440	55	2017	242	29,142
FOP	42	30	2017	13	1,565
FOP	224	30	2017	67	8,068
PTO	282	5	2026	14	1,686
TOTALS	2,710			2,058	247,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,058	118.8495	124.79	256,818	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2018 Heated Area: 1722 HX Base Yr 2018



97025 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		247,829
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		332,829
SOH/AGL Deduction		118,195
ASSESSED VALUE		214,634
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		113,223
TOTAL JUST VALUE		332,829
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		326,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633058	NEW CONSTR	218,628	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2165/0794	12/19/2017	WD	Q	I	01	240,000
GRANTOR: ELLIS HELEN M						
GRANTEE: COMBS CHARLES BERTO						
2100/1031	2/03/2017	WD	Q	I	01	220,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ELLIS HELEN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W12 S8 W14 N16 W14 S63 E13 N8 N6 E7 N5 E20 N36 $
FGR=[YR=2017;ORIG=-20,47] S11 E20 N22 W20 S11 $
FOP=[YR=2017;ORIG=-12,0] N3 N5 W14 S16 E14 N8 $
FOP=[YR=2017;ORIG=-27,47] E7 N6 W7 S6 $
PTO=[YR=2026;ORIG=-26,-8] E14 S5 E8 N16 W22 S11 $
.

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	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