LOT 101
HARBOR CONCOURSE PHASE 2
PB 8/162

BERNI GIULIA
97085 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0101-0000

BUILDING CHARACTERISTICS

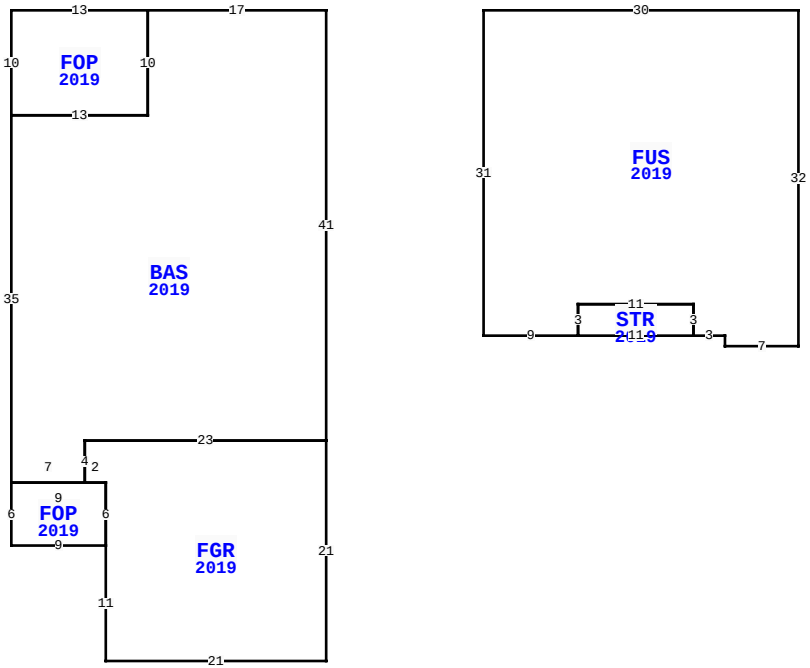
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,128	100	2019	1,128	135,704
FGR	449	55	2019	247	29,715
FOP	54	30	2019	16	1,925
FOP	130	30	2019	39	4,692
FUS	904	100	2019	904	108,756
STR	33	10	2019	3	361
TOTALS	2,698			2,337	281,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,337	117.5118	123.39	288,362	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2025 Heated Area: 2032 HX Base Yr 2025



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

97085 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		281,153
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		366,153
SOH/AGL Deduction		0
ASSESSED VALUE		366,153
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		314,742
TOTAL JUST VALUE		366,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905328	CO ISSUED	0	10/09/2019
19005328	NEW CONSTR	275,472	05/21/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2740/1972	9/27/2024	WD	Q	I	01	400,000
GRANTOR: LAWSON JORDAN T & MIC						
GRANTEE: BERNI GIULIA						
2344/0223	2/28/2020	WD	Q	I	01	267,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LAWSON JORDAN T & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 FOP=[YR=2019] W13 S10 E13 N10$ S10 W13 S35 FOP=[YR=2019] S6 E9 FGR=[YR=2019] S11 E21 N21 W23 S4 E2 S6$ N6 W9$ E7 N4 E23 N41 $ PTR= E15 FUS=[YR=2019] E30 S32 W7 N1 W3 STR=[YR=2019] W11 N3 E11 S3$ N3 W11 S3 W9 N31$ W15$.

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