LOT 103
IN OR 2201/413
HARBOR CONCOURSE PHASE 2

HALL HENRY K/HALL BRANDON
97109 HARBOR CONCOURSE CIRCLE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0103-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

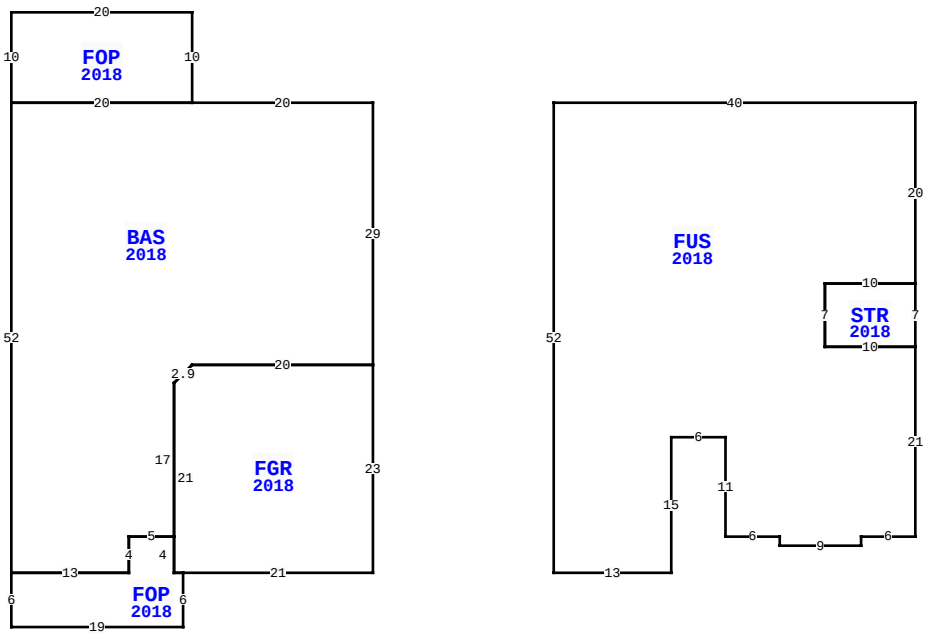
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100	2018	1,556	174,915
FGR	504	55	2018	277	31,139
FOP	134	30	2018	40	4,497
FOP	200	30	2018	60	6,744
FUS	1,845	100	2018	1,845	207,402
STR	70	10	2018	7	787
TOTALS	4,309			3,785	425,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,785	110.3760	115.89	438,644	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 0 Heated Area: 3401 HX Base Yr



97109 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	425,485
TOTAL MARKET OB/XF VALUE	1,940
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	512,425
SOH/AGL Deduction	0
ASSESSED VALUE	512,425
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	512,425
TOTAL JUST VALUE	512,425
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	501,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18005527	CO ISSUED	0	05/31/2018
B1708901	NEW CONSTR	423,504	10/10/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2201/0413	5/31/2018	WD	Q	I	01	335,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HALL HENRY K & BRAN						
2143/1020	8/25/2017	WD	Q	V	05	220,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W20 FOP=[YR=2018] N10 W20 S10 E20$ W20 S52
FOP=[YR=2018] S6 E19 N6 FGR=[YR=2018] E21 N23 W20 D2 L2 S21
E1$ W1 N4 W5 S4 W13$ E13 N4 E5 N17 U2 R2 E20 N29$ PTR=E20
FUS=[YR=2018] E40 S20 STR=[YR=2018] S7 W10 N7 E10$ W10 S7 E10
S21 W6 S1 W9 N1 W6 N11 W6 S15 W13 N52$ W20$.

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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 1,940

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	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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS