LOT 106
HARBOR CONCOURSE PHASE 2
PB 8/162

SAXTON BARBARA ANN REVOCABLE TRUST/SAXTON BARBARA
97135 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0106-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

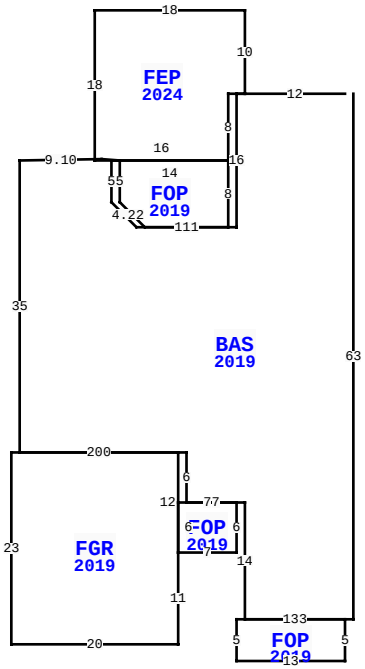
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100	2019	1,708	218,377
FEP	308	80	2024	246	31,452
FGR	460	55	2019	253	32,348
FOP	42	30	2019	13	1,663
FOP	65	30	2019	20	2,557
FOP	108	30	2019	32	4,091
TOTALS	2,691			2,272	290,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,272	125.5380	131.81	299,472	2019	2019	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2024 Heated Area: 1708 HX Base Yr 2024



97135 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		290,488
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		375,488
SOH/AGL Deduction		11,802
ASSESSED VALUE		363,686
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		312,275
TOTAL JUST VALUE		375,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230004477	10X18 GLASS ENCLO	5,983	04/05/2023
C1900205	CO ISSUED	0	06/14/2019
B1900205	NEW CONSTR	233,635	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2703/1964	4/01/2024	SW	U	I	11	100
GRANTOR: SAXTON BARBARA A REV						
GRANTEE: SAXTON BARBARA ANN						
2284/0877	6/10/2019	WD	Q	I	01	299,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SAXTON BARBARA A RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] U0L12 D0L1 S16 W11 U3L3 N5 U0.2L2.2 D0.2L9.10 S35 E20 S6 E7 S14 E13 N63 $
FGR=[YR=2019;ORIG=-40,43] S23 E20 N11 N12 W20 $
FOP=[YR=2019;ORIG=-28,8] S5 D3R3 E11 N8 W14 $
FOP=[YR=2019;ORIG=-13,63] S5 E13 N5 W13 $
FOP=[YR=2019;ORIG=-20,55] E7 N6 W7 S6 $
FEP=[YR=2024;ORIG=-12,-10] W18 S18 E16 N8 E2 N10 $
.

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