LOT 108
HARBOR CONCOURSE PHASE 2
PB 8/162

**DREAM BUILDERS 163 LLC**
98137 LITTLE PINEY ISLAND POIN
FERNANDINA BEACH, FL 32034

**2026**

**29-2N-28-0115-0108-0000**

## 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 | 13 | LVT/LAMNT 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

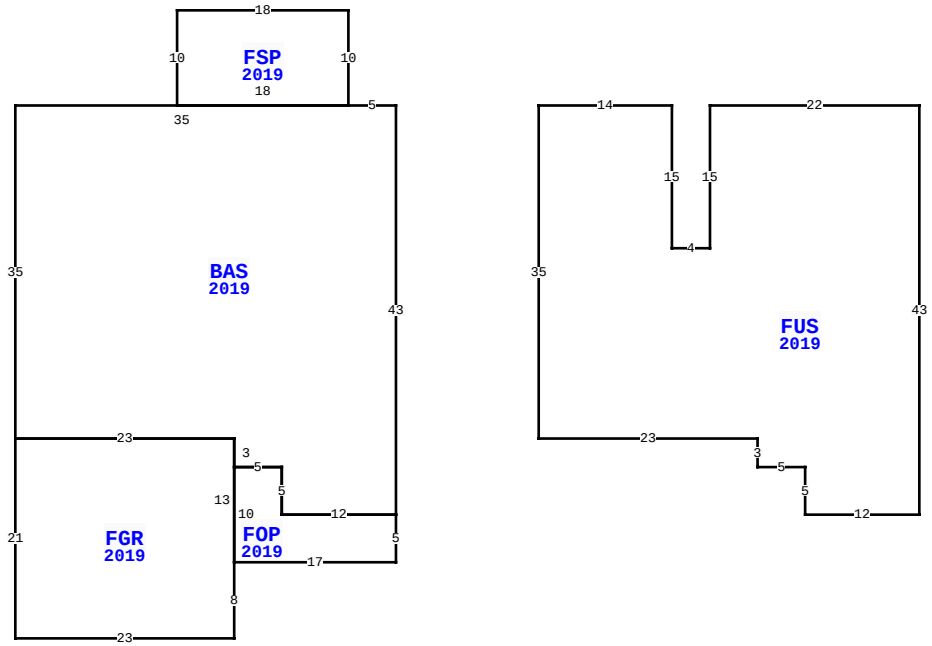
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4145.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,511 | 100 | 2019 | 1,511 | 165,870 |
| FGR | 483 | 55 | 2019 | 266 | 29,200 |
| FOP | 110 | 30 | 2019 | 33 | 3,622 |
| FSP | 180 | 40 | 2019 | 72 | 7,903 |
| FUS | 1,451 | 100 | 2019 | 1,451 | 159,284 |
| TOTALS | 3,735 | | | 3,333 | 365,880 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,333 | 107.2260 | 112.59 | 375,262 | 2019 | 2019 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SINGLE FAM 100% - 2022 Heated Area: 2962 HX Base Yr 2022




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

97159 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 | | 365,880 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 450,880 |
| SOH/AGL Deduction | | 76,809 |
| ASSESSED VALUE | | 374,071 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 322,660 |
| TOTAL JUST VALUE | | 450,880 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 436,163 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1802237 | CO ISSUED | 0 | 04/15/2019 |
| 18012237 | NEW CONSTR | 386,930 | 12/17/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2865/1838 | 4/28/2026 | WD | Q | I | 01 | 418,000 |
| GRANTOR: BOONE CHADRIC DEMETRI | | | | | | |
| GRANTEE: DREAM BUILDERS 163 | | | | | | |
| 2476/1850 | 7/01/2021 | WD | Q | I | 01 | 425,000 |
| GRANTOR: MAIER CHRISTOPHER | | | | | | |
| GRANTEE: BOONE CHADRIC D & J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W5 W35 S35 E23 S3 E5 S5 E12 N43 $
FUS=[YR=2019;ORIG=15,0] E14 S15 E4 N15 E22 S43 W12 N5 W5 N3 W23 N35 $
FGR=[YR=2019;ORIG=-40,35] S21 E23 N8 N13 W23 $
FSP=[YR=2019;ORIG=-5,0] N10 W18 S10 E18 $
FOP=[YR=2019;ORIG=-17,48] E17 N5 W12 N5 W5 S10 $
PTR=[ORIG=0,0] E15 W15 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 000100 | C | RES | 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