

LOT 109
HARBOR CONCOURSE PHASE 2
PB 8/162

WADE NICHOLAS & SHARESE
97173 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0109-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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
BAS	1,544	100
FGR	1,011	55
FOP	93	30
FOP	170	30
FUS	1,451	100
STR	60	10
TOTALS	4,329	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,636	110.3760	115.89	421,376	2019	2019	0	0	2.50	97.50	
1 SINGLE FAM			100% - 2020			Heated Area: 2995			HX Base Yr 2020			
The floor plan diagram illustrates a building layout with several labeled areas and dimensions. The areas include FOP 2019 (top left), BAS 2019 (center left), FGR 2019 (bottom center), and FUS 2019 (right). Dimensions are provided for various sections, such as 17, 10, 17, 9, 4.2, 8, 4.2, 12, 35, 23, 44, 3, 5, 12, 9, 35, 4, 12, 17, 9, 12, 5, 3, 22, 4, 14, 15, 15, 4, 43, 12, 5, 3, 23, 35,												