

LOT 110
HARBOR CONCOURSE PHASE 2
PB 8/162

RIDGE RICHARD M & LAURA L
97187 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0110-0000



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		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
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	1,658	100	2018	1,658	207,500
FGR	420	55	2019	231	28,910
FOP	42	30	2019	13	1,627
FOP	120	30	2019	36	4,505
FUS	359	100	2018	359	44,929
STR	39	10	2019	4	500
TOTALS	2,638			2,301	287,972

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,301	122.2452	128.36	295,356	2019	2019	0	0	2.50	97.50
1 SINGLE FAM			100% - 2023			Heated Area: 2017			HX Base Yr 2023		
12 10 FOP 2019 10 12 28 BAS 2018 32 54 21 FGR 2019 20 14 20 FOP 2019 5 14 6 2 13 5 STR 2019 3 8 10 FUS 2018 17 5 4 21											
BLD DATE		03/30/2023		NW		LGL DATE		04/23/2025			
XF DATE						LAND DATE		ML			