LOT 129
HARBOR CONCOURSE PHASE 2
PB 8/162

ASLANGECINER BURAK & ARZU
97279 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0129-0000

BUILDING CHARACTERISTICS

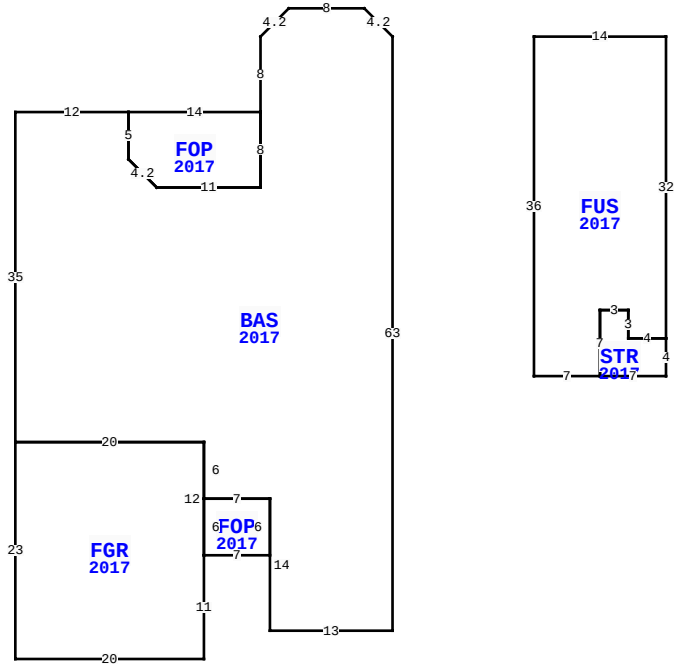
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,740	100	2017	1,740	203,672
FGR	460	55	2017	253	29,614
FOP	42	30	2017	13	1,522
FOP	108	30	2017	32	3,746
FUS	467	100	2017	467	54,663
STR	37	10	2017	4	468
TOTALS	2,854			2,509	293,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,509	116.1216	121.93	305,922	2017	2017	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 2207 HX Base Yr 2022



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

97279 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		293,685
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		378,685
SOH/AGL Deduction		40,770
ASSESSED VALUE		337,915
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		286,504
TOTAL JUST VALUE		378,685
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1703972	CO ISSUED	0	11/20/2017
B1703972	NEW CONSTR	276,123	04/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2508/0074	7/06/2021	WD	Q	I	01	344,600
GRANTOR: VOGEL JOHN ZACHARY &						
GRANTEE: ASLANGECINER BURAK						
2165/1109	12/15/2017	WD	Q	I	01	238,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: VOGEL JOHN ZACHARY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W8 D3 L3 S8 FOP=[YR=2017] W14 S5 D3 R3 E11 N8$ S8 W11 U3 L3 N5 W12 S35 FGR=[YR=2017] S23 E20 N11 FOP=[YR=2017] E7 N6 W7 S6$ N12 W20$ E20 S6 E7 S14 E13 N63$ PTR=E15 FUS=[YR=2017] E14 S32 STR=[YR=2017] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ W15$.

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