LOT 131
HARBOR CONCOURSE PHASE 2
PB 8/162

LENTZ JOSEPH B & LAURA
97293 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0131-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

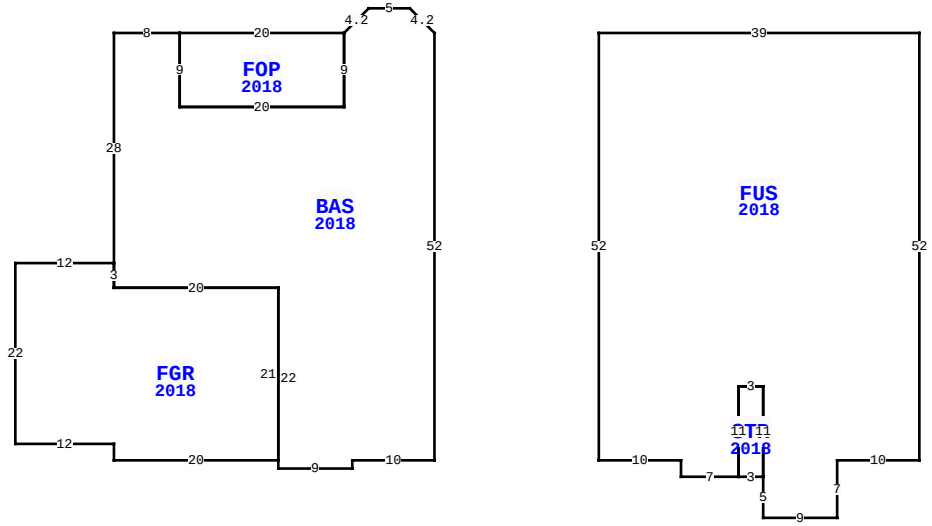
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,461	100	2018	1,461	159,177
FGR	684	55	2018	376	40,965
FOP	180	30	2018	54	5,883
FUS	2,078	100	2018	2,078	226,399
STR	33	10	2018	3	327
TOTALS	4,436			3,972	432,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,972	106.9740	112.32	446,135	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2026 Heated Area: 3539 HX Base Yr 2026



97293 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		432,751
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		517,751
SOH/AGL Deduction		97,141
ASSESSED VALUE		420,610
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		369,199
TOTAL JUST VALUE		517,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,704

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1801208	CO ISSUED	0	06/29/2018
B1801208	NEW CONSTR	456,355	02/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2827/1804	11/07/2025	WD	Q	I	02	569,900
GRANTOR: FOWLER ASHLEY SHEA &						
GRANTEE: LENTZ JOSEPH B & LA						
2209/1197	6/29/2018	WD	Q	I	01	345,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FOWLER ASHLEY SHEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W5 D3 L3 FOP=[YR=2018] W20 S9 E20 N9$ S9 W20 N9 W8 S28 FGR=[YR=2018] W12 S22 E12 S2 E20 N21 W20 N3$ S3 E20 S22 E9 N1 E10 N52$ PTR=E20 FUS=[YR=2018] E39 S52 W10 S7 W9 N5 STR=[YR=2018] W3 N11 E3 S11$ N11 W3 S11 W7 N2 W10 N52$ W20$.

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