LOT 134
HARBOR CONCOURSE PHASE 2
PB 8/162

CAPULE OLIVIA A/CAPULE SHARON
97323 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0134-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

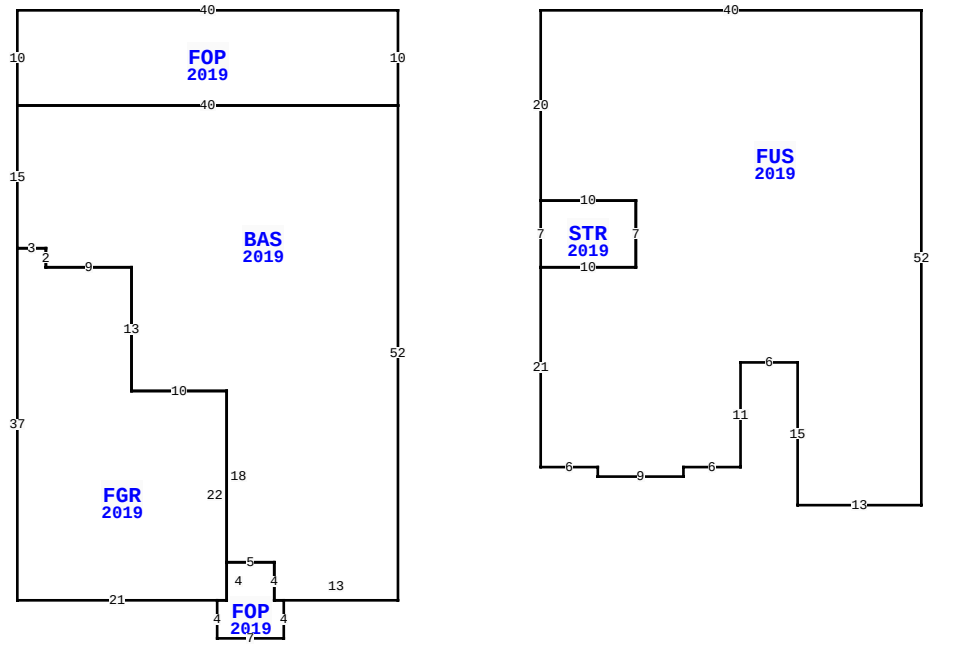
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	2019	1,414	157,993
FGR	646	55	2019	355	39,666
FOP	48	30	2019	14	1,564
FOP	400	30	2019	120	13,408
FUS	1,845	100	2019	1,845	206,151
STR	70	10	2019	7	782
TOTALS	4,423			3,755	419,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,755	109.1475	114.60	430,323	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2020 Heated Area: 3259 HX Base Yr 2020



97323 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		419,565
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		504,565
SOH/AGL Deduction		154,553
ASSESSED VALUE		350,012
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		298,601
TOTAL JUST VALUE		504,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1800727	CO ISSUED	0	01/10/2019
B1800727	NEW CONSTR	416,488	01/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2302/0497	8/27/2019	WD	Q	I	01	345,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CAPULE OLIVIA A & S						
2169/0667	1/02/2018	WD	Q	V	05	220,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W40 S10 BAS=[YR=2019] S15 FGR=[YR=2019] S37 E21 FOP=[YR=2019] S4 E7 N4 W1 N4 W5 S4 W1$ E1 N22 W10 N13 W9 N2 W3$ E3 S2 E9 S13 E10 S18 E5 S4 E13 N52 W40$ E40 N10$ PTR= E15 FUS=[YR=2019] E40 S52 W13 N15 W6 S11 W6 S1 W9 N1 W6 N21 STR=[YR=2019] N7 E10 S7 W10$ E10 N7 W10 N20$ 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