LOT 136
HARBOR CONCOURSE PHASE 1
PB 8/116

WATTS RICHARD E & MERRYE
97335 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0136-0000

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		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

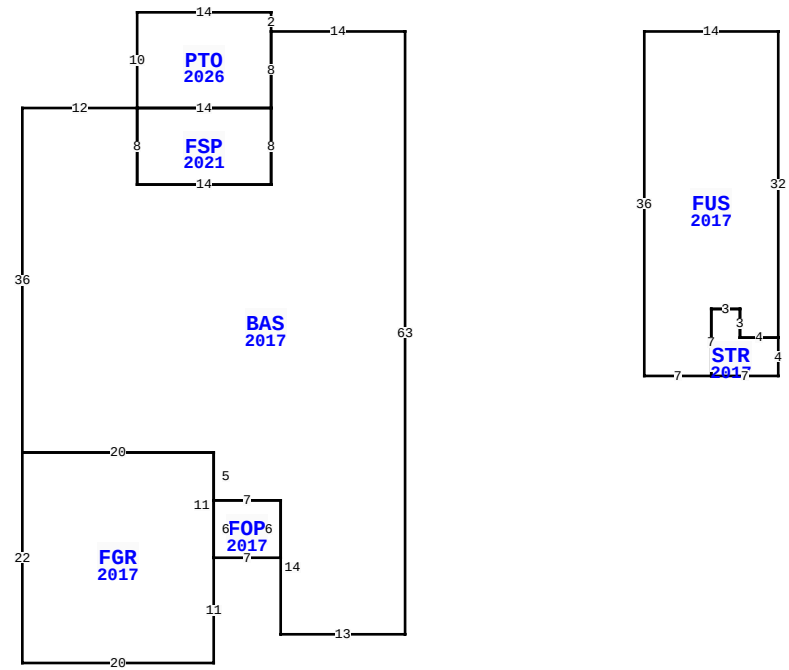
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	2017	1,722	204,892
FGR	440	55	2017	242	28,795
FOP	42	30	2017	13	1,547
FSP	112	40	2021	45	5,355
FUS	467	100	2017	467	55,566
PTO	140	5	2026	7	833
STR	37	10	2017	4	476
TOTALS	2,960			2,500	297,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,500	117.4320	123.30	308,250	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2022 Heated Area: 2189 HX Base Yr 2022



97335 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		297,461
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		382,461
SOH/AGL Deduction		42,162
ASSESSED VALUE		340,299
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		283,888
TOTAL JUST VALUE		382,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633059	NEW CONSTR	270,180	09/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2424/0745	1/11/2021	WD	Q	I	01	319,000
GRANTOR: RAMIREZ DIOGENES & VA						
GRANTEE: WATTS RICHARD E & M						
2311/1397	10/08/2019	QC	U	I	11	100
GRANTOR: RAMIREZ DIOGENES & ME						
GRANTEE: RAMIREZ DIOGENES						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W14 S8 S8 W14 N8 W12 S36 E20 S5 E7 S14 E13 N63 $
FUS=[YR=2017;ORIG=25,0] E14 S32 W4 N3 W3 S7 W7 N36 $
FGR=[YR=2017;ORIG=-40,44] S22 E20 N11 N11 W20 $
FSP=[YR=2021;ORIG=-14,8] W14 S8 E14 N8 $
FOP=[YR=2017;ORIG=-20,55] E7 N6 W7 S6 $
STR=[YR=2017;ORIG=39,32] S4 W7 N7 E3 S3 E4 $
PTR=[ORIG=0,0] E25 W25 $
PTO=[YR=2026;ORIG=-14,8] W14 N10 E14 S2 S8 $
.

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