LOT 140
HARBOR CONCOURSE PHASE 1
PB 8/116

ROGERS BRIAN K
97359 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0140-0000

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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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

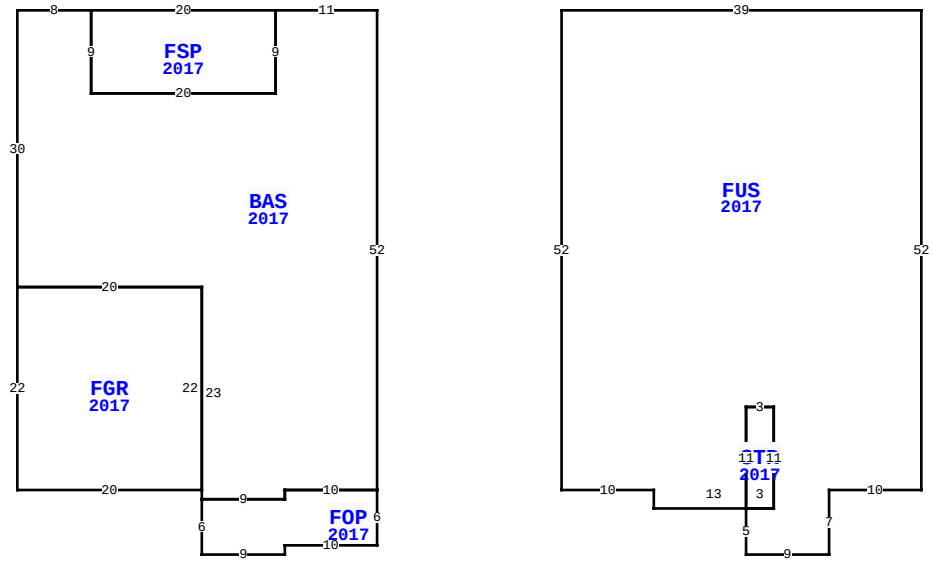
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	2017	1,417	149,116
FGR	440	55	2017	242	25,466
FOP	114	30	2017	34	3,578
FSP	180	40	2017	72	7,577
FUS	2,144	100	2017	2,144	225,620
STR	33	10	2017	3	316
TOTALS	4,328			3,912	411,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,912	103.8555	109.05	426,604	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2021 Heated Area: 3561 HX Base Yr



97359 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		411,673
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		496,673
SOH/AGL Deduction		20,030
ASSESSED VALUE		476,643
TOTAL EXEMPTION VALUE	13	476,643
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		496,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1707502	CO ISSUED	0	01/09/2018
B1707502	NEW CONSTR	432,299	08/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2526/1933	3/09/2021	QC	U	I	11	100
GRANTOR: ROGERS BRIAN K & ALYC						
GRANTEE: ROGERS BRIAN K						
2170/0702	12/29/2017	WD	Q	I	01	307,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ROGERS BRIAN K & SP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W11 FSP=[YR=2017] W20 S9 E20 N9$ S9 W20 N9 W8 S30 FGR=[YR=2017] S22 E20 N22 W20$ E20 S23 FOP=[YR=2017] S6 E9 N1 E10 N6 W10 S1 W9$ E9 N1 E10 N52$ PTR=E20 FUS=[YR=2017] E39 S52 W10 S7 W9 N5 STR=[YR=2017] E3 N11 W3 S11$ N11 E3 S11 W13 N2 W10 N52$ W20$.

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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS