

LOT 2
IN OR 2138/973
HARBOR CONCOURSE PHASE 1

ROHAN EDWIN C & KRISTIN V
81016 LEESIDE COURT
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0002-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
Exterior Wall	31	HARDIE BRD 100	0100	01	2,221	119.1582	107.54	238,846	2017	2017	0	0	2.00	98.00	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2018												Heated Area: 1909									
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2018									
Interior Wall	05	DRYWALL 100																						
Interior Floo	11	CLAY TILE 60																						
Interior Floo	14	CARPET 40																						
Air Condition	03	CENTRAL 100																						
Heating Type	04	AIR DUCTED 100																						
Bedrooms		3 100																						
Bathrooms		2 100																						
Frame	02	WOOD FRAME 100																						
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	1,909	100	1,909	201,188																				
FGR	420	55	231	24,345																				
FOP	48	30	14	1,476																				
FOP	224	30	67	7,061																				
TOTALS			2,601	2,221	234,069																			
EXTRA FEATURES			81016 LEESIDE CT, FERNANDINA BEACH																					
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							
1	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	2017	2017	3	97	473								
2	0810	CONCRETE A	0	100	0	0	593.00	SF	6.50	6.50	100	2017	2017	3	97	3,739								
TOTAL OB/XF 4,212																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							
REVIEW DATE 09/05/2017 BY KWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																								