

LOT 4
IN OR 2165/1085
HARBOR CONCOURSE PHASE 1

GRIFFIN NATHANIEL & MEEGHAN
81032 LEESIDE COURT
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0004-0000



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

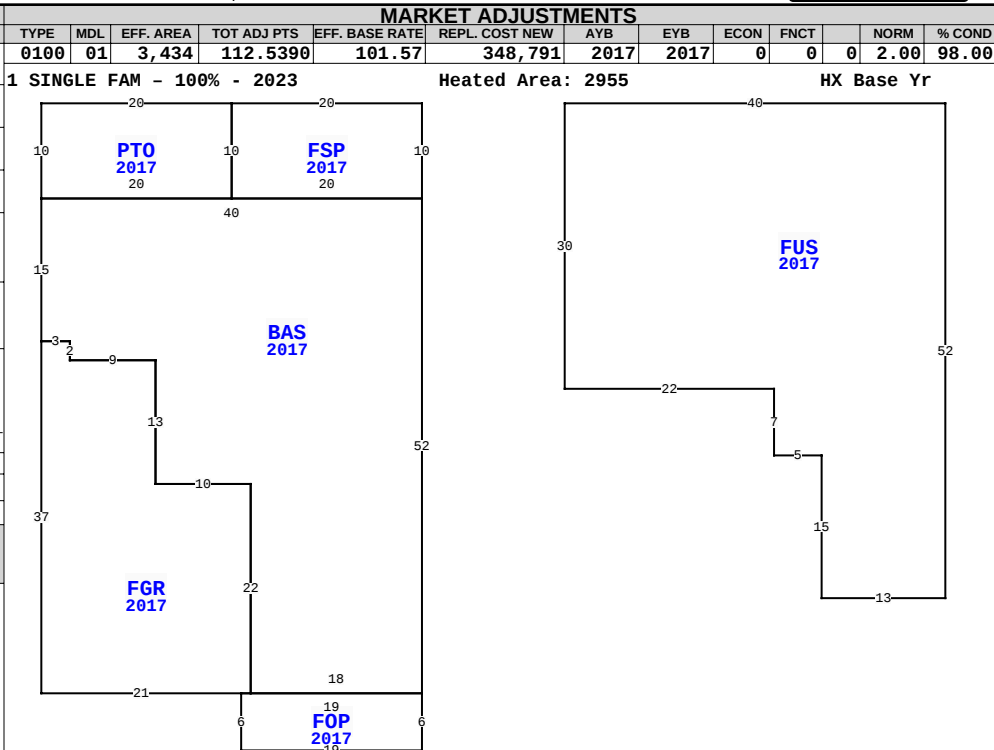
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC		4145.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,434	100	1,434	142,738
FGR	646	55	355	35,336
FOP	114	30	34	3,384
FSP	200	40	80	7,963
FUS	1,521	100	1,521	151,398
PTO	200	5	10	996

TOTALS	4,115		3,434	341,815
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	842.00	SF	5.20	5.20
2	0810	CONCRETE A	0 100	0	0	20.00	SF	6.50	6.50
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00



BLD DATE	03/30/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF									
6,333									

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6,333									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		341,815	
TOTAL MARKET OB/XF VALUE		6,333	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		423,148	
SOH/AGL Deduction		0	
ASSESSED VALUE		423,148	
TOTAL EXEMPTION VALUE		13	423,148
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		423,148	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		377,514	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1633369	CO ISSUED	0	12/15/2017
B1707671	SCRN ENCLSURE	6,222	12/01/2017
B1633369	NEW CONSTR	374,565	11/09/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2165/1085	12/15/2017	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: GRIFFIN NATHANIEL &					
2077/1943	10/11/2016	WD	Q	V	05
GRANTOR: NASSAU CONCOURSE LLC					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FSP=[YR=2017] W20 PTO=[YR=2017] W20 S10 BAS=[YR=2017] S15 FGR=[YR=2017] S37 E21 FOP=[YR=2017] S6 E19 N6 W19\$ E1 N22 W10 N13 W9 N2 W3\$ E3 S2 E9 S13 E10 S22 E18 N52 W40\$ E20 N10\$ S10 E20 N10\$ PTR=E15 FUS=[YR=2017] E40 S52 W13 N15 W5 N7 W22 N30\$ W15\$.					