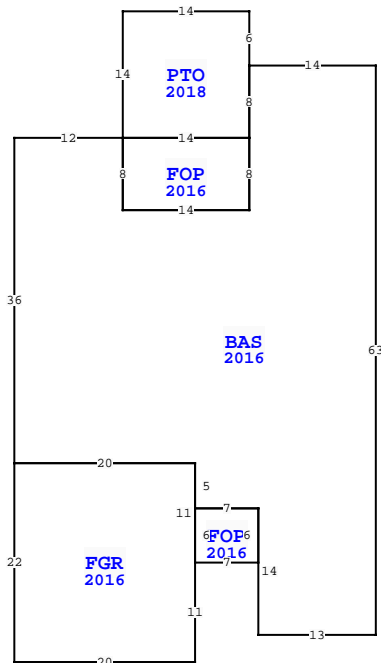


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	1,722	100	1,722
FGR	440	55	242
FOP	42	30	13
FOP	112	30	34
PTO	196	5	10
TOTALS	2,512		2,021

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2017		221,663	2016	2016	0	0	2.50	97.50
Heated Area: 1722											
HX Base Yr 2017											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			216,121
TOTAL MARKET OB/XF VALUE			7,244
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			298,365
SOH/AGL Deduction			98,164
ASSESSED VALUE			200,201
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			150,201
TOTAL JUST VALUE			298,365
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			264,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2103374	SOLAR POWER SYSTE	8,000	03/19/2021
B1807845	SCRN ENCLSRE	2,755	01/01/2018
B1632246	DREAM FINDERS	216,038	05/05/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2071/1677	9/09/2016	WD Q	Q	I	01	211,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MONTEIRO RYAN & KAS						
2038/0349	4/01/2016	WD Q	Q	V	05	400,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

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
1	0811	CONCRETE B	0	100	0	0		5.20	5.20	100	2016	2016	3	97	3,097	
2	0911	SCRN RM A	0	100	14	14		17.50	17.50	100	2018	2018	3	86	2,950	
3	0476	VF 6 SBPL	0	100	0	0		32.00	32.00	100	2018	2018	3	95	912	
4	0470	VNYL GATE	0	100	0	0		300.00	300.00	100	2018	2018	3	95	285	

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

BUILDING NOTES	
81056 LEESIDE CT, FERNANDINA BEACH	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

BUILDING DIMENSIONS	
BAS=[YR=2016] W14 PTO=[YR=2018] N6 W14 S14 E14 N8 S8	
FOP=[YR=2016] W14 S8 E14 N8 S8 W14 N8 W12 S36	
FGR=[YR=2016] S22 E20 N11 FOP=[YR=2016] E7 N6 W7 S6 S N11	
W20 S E20 S5 E7 S14 E13 N63 S.	