



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	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	1,136	100	1,136
FGR	441	55	243
FOP	45	30	14
FSP	256	40	102
FUS	1,145	100	1,145
STR	40	10	4
TOTALS	3,063		2,644
			272,935

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,644	116.1216	104.80	277,091	2018	2018	0	0	1.50	98.50

1 SINGLE FAM - 0% - 0 Heated Area: 2281 HX Base Yr

NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		272,935	
TOTAL MARKET OB/XF VALUE		2,553	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		350,488	
SOH/AGL Deduction		5,369	
ASSESSED VALUE		345,119	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		345,119	
TOTAL JUST VALUE		350,488	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		313,745	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705813	CO ISSUED	0	03/27/2018
B175813	NEW CONSTR	290,150	06/29/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2490/0314	8/23/2021	WD Q	Q I	01	367,000	
GRANTOR: REDDY VIPASHYIN SRIRA						
GRANTEE: SN TAMPA LLC						
2189/0851	4/04/2018	WD Q	Q I	01	266,000	
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: REDDY VIPASHYIN SRI						

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	0	0	0		5.20	100	2018	2018	3	98	2,553	

81080 LEESIDE CT, FERNANDINA BEACH

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

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=2020] W16 S6 BAS=[YR=2018] W14 S39 FGR=[YR=2018] S21 E21 N2 FOP=[YR=2018] E9 N5 W9 S5\$ N19 W21\$ E21 S14 E9 N43 W16 N10\$ S10 E16 N16\$ PTR= E20 FUS=[YR=2018] E30 S24 STR=[YR=2018] S10 W4 N10 E4\$ W4 S10 E4 S9 W9 N5 W21 N38\$ W20\$.									

LAND DESCRIPTION																								
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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							