

LOT 14
HARBOR CONCOURSE PHASE 1
PB 8/116

CORRELL KYLE D & TABATHA SUE
81043 LEESIDE CT
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0014-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,110	100	1,110	113,853
FGR	512	55	282	28,924
FOP	64	30	19	1,949
FOP	164	30	49	5,026
FUS	1,401	100	1,401	143,700
STR	76	10	8	821

TOTALS	3,327		2,869	294,274
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	626.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	10.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

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

REVIEW DATE 01/18/2023 BY DJA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,869	116.5647	105.20	301,819	2016	2016	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2021 Heated Area: 2511 HX Base Yr 2021											
81043 LEESIDE CT, FERNANDINA BEACH											
BLD DATE 03/30/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	626.00	SF	5.20	5.20	3,158
2	0476	VF 6 SBPL	0	100	0	0	10.00	LF	32.00	32.00	317
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	297

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	294,274		
TOTAL MARKET OB/XF VALUE	3,772		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	373,046		
SOH/AGL Deduction	85,926		
ASSESSED VALUE	287,120		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	237,120		
TOTAL JUST VALUE	373,046		
NCON VALUE	614		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	333,388		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631725	CO ISSUED	0	10/11/2016
B1631725	NEW CONSTR	312,833	01/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2403/1049	10/26/2020	WD	Q	I	02	336,000
GRANTOR: SZATKOWSKI KYLE & LEA						
GRANTEE: CORRELL KYLE D & TA						
2093/1781	12/28/2016	WD	Q	I	01	262,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SZATKOWSKI KYLE & L						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FOP=[YR=2016] W17 S4 BAS=[YR=2016] W13 S41 FGR=[YR=2016] S24 E22 N21 FOP=[YR=2016] E8 N8 W8 S8 \$N1 W8 N2 W14 \$ E14 S2 E8N7 E8 N30 W16 N6 W1 \$ E1 S6 E16 N10 \$ PTR= E30 FUS=[YR=2016] E14 S6 E16 S30 W8 STR=[YR=2016] N5 W4 S5 W4 S7 E8 N7 \$ N5 W4 S5 W4 S7 E4 S4 E1 S11 W1 S3 W3 S2 W8 N2 W3 N3 W4 N58 \$ W30 \$.									

OTHER ADJUSTMENTS AND NOTES									

PRINTED 08/02/2023 BY SYS