



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3.5	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	SUBAREA MARKET VALUE
BAS	1,544	100	1,544	154,868
FGR	483	55	266	26,681
FOP	60	30	18	1,806
FSP	160	40	64	6,419
FUS	1,451	100	1,451	145,539
PTO	224	5	11	1,103
STR	60	10	6	602
TOTALS	3,982		3,360	337,017

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	624.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	75.00	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

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,360	112.8288	101.83	342,149	2018	2018	0	0
1 SINGLE FAM - 100% - 2023									
Heated Area: 2995									
HX Base Yr									

81029 LEESIDE CT, FERNANDINA BEACH				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
624.00	SF	5.20	5.20	100	2018	2018	3	98	3,180		
75.00	LF	32.00	32.00	100	2020	2020	3	98	2,352		
1.00	UT	300.00	300.00	100	2020	2020	3	98	294		

TOTAL OB/XF									
5,826									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		337,017	
TOTAL MARKET OB/XF VALUE		5,826	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		417,843	
SOH/AGL Deduction		0	
ASSESSED VALUE		417,843	
TOTAL EXEMPTION VALUE		13	417,843
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		417,843	
NCON VALUE		1,293	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		369,249	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003971	CO ISSUED	0	04/19/2018
B1705591	NEW CONSTR	368,435	06/23/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2653/143	7/10/2023	WD	Q	I	01
GRANTOR: PROBST LOREN MICHAELA					SALE PRICE
GRANTEE: FARNETH GEORGE R II					570,000
2602/0797	11/14/2022	WD	Q	I	01
GRANTOR: THRIFT WILLIAM K					570,000
GRANTEE: PROBST LOREN MICHAEL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] U3 L3 W8 D3 L3 W10 FSP=[YR=2020] N10 PTO=[YR=2022] N10 E16 S10 D8 L16 N8\$ W16 S10 E16\$ W16 S43 E10 FOP=[YR=2018] S5 E7 FGR=[YR=2018] S8 E23 N21 W23 S13\$ N10 W5 S5 W2\$ E2 N5 E5 N3 E23 N35\$ PTR= E20 FUS=[YR=2018] E22 STR=[YR=2018] E4 S15W4 N15\$ S15 E4 N15 E14 S35 W23S3 W5 S5 W12 N43\$ W20\$.									