

LASHLEE STEPHEN MICHAEL & CHERYL ANN
81524 BOATSWAIN COURT
FERNANDINA BEACH, FL 32034

29-2N-28-0115-0123-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03HARDIE BRD 100 GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories Units Occupancy2.002.100 0.100 NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4145.00

TOTALS2,2281,934205,367

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDIYEAONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10810CONCRETE A01005525.00SF6.506.5010020192019399161

20810CONCRETE A010000383.00SF6.506.50100201920193992,465

30462ST/AL FNC01001200480.00SF10.0010.00100202020203954,560

40463FENCE GATE0100002.00UT300.00300.0010020202020398588

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSDUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000134CSFR POND1000.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE08/13/2021BYKWA

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

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND

0100011,934118.8495107.26207,44120192019001.0099.00

1 SINGLE FAM - 100% - 2020Heated Area: 1658HX Base Yr 2020

BLD DATEXF DATEINC DATE

03/30/2023NW

LGL DATELAND DATEAG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE205,367

TOTAL MARKET OB/XF VALUE7,774

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE288,141

SOH/AGL Deduction88,020

ASSESSED VALUE200,121

TOTAL EXEMPTION VALUEHX HB SX100,000

BASE TAXABLE VALUE100,121

TOTAL JUST VALUE288,141

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE254,658

PERMIT NUMDESCRIPTIONAMTISSUED

C1904277C0 ISSUED009/16/2019

B1904277NEW CONSTR227,06104/26/2019

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQU I V I RSN CD

SALE PRICE

2321/113911/22/2019WDQI02

255,000

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:LASHLEE STEPHEN MIC

2180/06672/26/2018WDQV05300,000

GRANTOR:NASSAU CONCOURSE LLC

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W12 S10 BAS=[YR=2019] W28 S32 FGR=[YR=2019] S20 E21 FOP=[YR=2019] E5 N6 W5 S6\$ N20 W21\$E21 S14 E5 S8 E14 N54 W12\$ E12N10\$.