LOT 125
HARBOR CONCOURSE PHASE 2
PB 8/162

BOLTON HENRY JR & ASHLEY E
81508 BOATSWAIN CT
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0125-0000

BUILDING CHARACTERISTICS

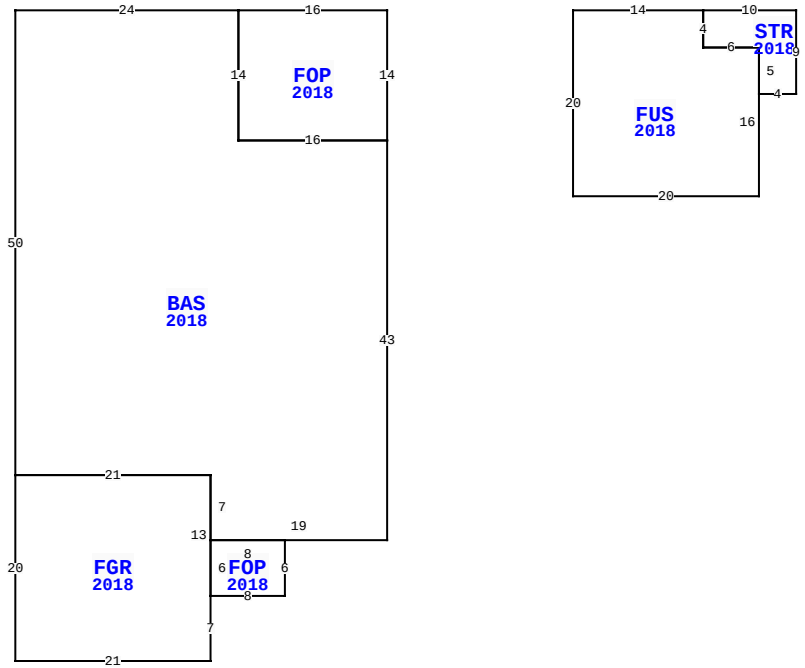
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,909	100	1,909	207,160
FGR	420	55	231	25,067
FOP	48	30	14	1,519
FOP	224	30	67	7,270
FUS	376	100	376	40,803
STR	60	10	6	651
TOTALS	3,037		2,603	282,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,603	122.0688	110.17	286,773	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2285 HX Base Yr 2021



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

81508 BOATSWAIN CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		282,471
TOTAL MARKET OB/XF VALUE		3,139
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		360,610
SOH/AGL Deduction		83,566
ASSESSED VALUE		277,044
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		227,044
TOTAL JUST VALUE		360,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010365	CO ISSUED	0	10/12/2018
18006083	NEW CONSTR	299,156	06/14/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2374/1765	7/08/2020	WD	Q	I	01	310,000
GRANTOR: REID RUSSELL EDWARD &						
GRANTEE: BOLTON HENRY JR & A						
2301/0235	8/23/2019	WD	Q	I	02	285,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: REID RUSSELL EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W16 BAS=[YR=2018] W24 S50 FGR=[YR=2018] S20 E21 N7 FOP=[YR=2018] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$ PTR= E20 FUS=[YR=2018] E14 STR=[YR=2018] E10 S9 W4 N5W6 N4$ S4 E6 S16 W20 N20$ W20$.

EXTRA FEATURES

LN	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	616.00	SF	5.20	5.20	100	2018	2018	3	98	3,139	

LAND DESCRIPTION

TOTAL OB/XF 3,139

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/10/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS