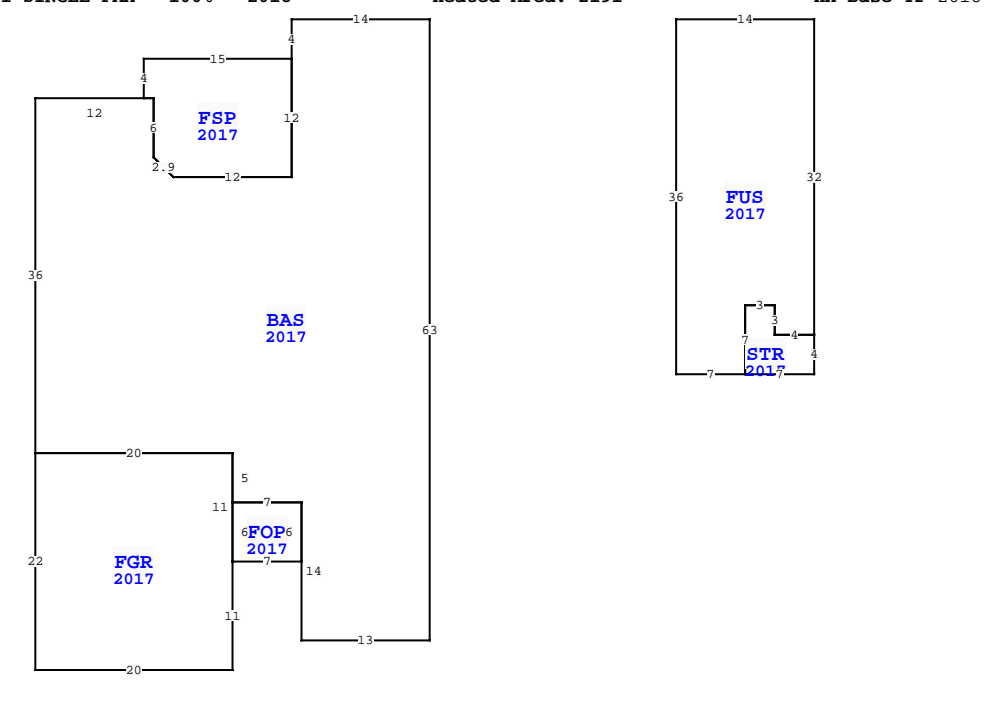


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,518	117.4320	111.56	280,908	2017	2017	0	0	0	2.50	97.50

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			273,885
TOTAL MARKET OB/XF VALUE			9,642
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			358,527
SOH/AGL Deduction			119,084
ASSESSED VALUE			239,443
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			189,443
TOTAL JUST VALUE			358,527
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			346,305



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	1,724	100	1,724	187,521
FGR	440	55	242	26,323
FOP	42	30	13	1,414
FSP	170	40	68	7,396
FUS	467	100	467	50,797
STR	37	10	4	435
TOTALS	2,880		2,518	273,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633177	CO ISSUED	0	05/09/2017
B1633177	DREAM FINDER	271,519	10/10/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2327/1136	11/25/2019	QC	U	I	11	100

GRANTOR: AMARO MARIO ARIEL
GRANTEE: AMARO BARBARA PATRI
2119/1957 5/08/2017 WD Q I 01 250,200
GRANTOR: DREAM FINDERS HOMES L
GRANTEE: AMARO MARIO ARIEL &

EXTRA FEATURES

81008 LEESIDE CT, FERNANDINA BEACH

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

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	0810	CONCRETE A	0 100	18 3	54.00	SF	6.50	6.50	100	2017	2017	3	97	340	
2	0811	CONCRETE B	0 100	0 0	544.00	SF	5.20	5.20	100	2017	2017	3	97	2,744	
3	0470	VNYL GATE	0 100	0 0	2.00	UT	300.00	300.00	100	2017	2017	3	92	552	
4	0476	VF 6 SBPL	0 100	0 0	204.00	LF	32.00	32.00	100	2017	2017	3	92	6,006	

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2017] W14 S4 FSP=[YR=2017] W15 S4 E1 S6 D2 R2 E12
N12\$ S12 W12 U2 L2 N6 W12 S36 FGR=[YR=2017] S22 E20 N11
FOP=[YR=2017] E7 N6 W7 S6\$ N11 W20\$ E20 S5 E7 S14 E13 N63\$
PTR= E25 FUS=[YR=2017] E14 S32 STR=[YR=2017] S4 W7 N7 E3 S3
E4\$ W4 N3 W3 S7 W7 N36\$ W25\$.

LAND DESCRIPTION TOTAL OB/XF 9,642

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							