LOT 11
HARBOR CONCOURSE PHASE 1
PB 8/116

HAWK DAVID M JR & SUSAN
81088 LEESIDE COURT
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0011-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

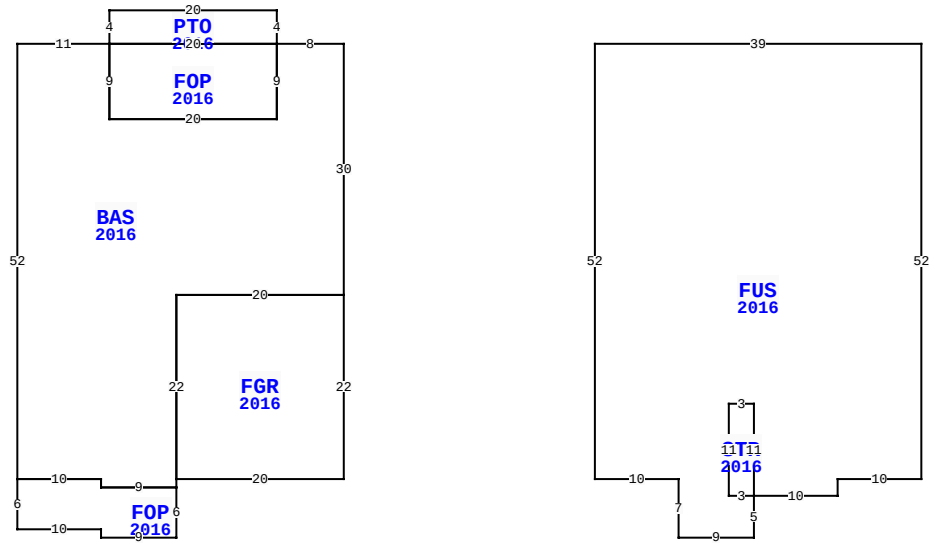
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,417	100	1,417	140,418
FGR	440	55	242	23,981
FOP	114	30	34	3,369
FOP	180	30	54	5,351
FUS	2,111	100	2,111	209,190
PTO	80	5	4	397
STR	33	10	3	297
TOTALS	4,375		3,865	383,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,865	107.5410	102.16	394,848	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2023 Heated Area: 3528 HX Base Yr 2023



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

81088 LEESIDE CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		383,003
TOTAL MARKET OB/XF VALUE		6,500
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		464,503
SOH/AGL Deduction		3,757
ASSESSED VALUE		460,746
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		410,746
TOTAL JUST VALUE		464,503
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531578	CO ISSUED	0	06/03/2016
B1531578	NEW CONSTR	421,341	12/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2052/1168	6/09/2016	WD	Q	I	01	309,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HAWK DAVID M JR & S						
2018/1543	12/11/2015	WD	Q	V	05	300,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W8 PTO=[YR=2016] N4 W20 S4 FOP=[YR=2016] S9 E20 N9 W20 $ E20 $ S9 W20 N9 W11 S52 FOP=[YR=2016] S6 E10 S1 E9 N6 W9 N1 W10 $ E10 S1 E9 N1 FGR=[YR=2016] E20 N22 W20 S22 $ N22 E20 N30 $ PTR= E30 FUS=[YR=2016] E39 S52 W10 S2 W10 STR=[YR=2016] N11 W3 S11 E3 $ S5 W9 N7 W10 N52 $ W30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	
2	0811	CONCRETE B	0	100	0	0	592.00	SF	5.20	5.20	100	2016	2016	3	96	2,955	
3	0811	CONCRETE B	0	100	3	10	30.00	SF	5.20	5.20	100	2016	2016	3	96	150	

LAND DESCRIPTION

TOTAL OB/XF 6,500

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	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							

REVIEW DATE 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS