

LOT 14
HARBOR CONCOURSE PHASE 1
PB 8/116

CORRELL KYLE D & TABATHA SUE
81043 LEESIDE CT
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0014-0000



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 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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

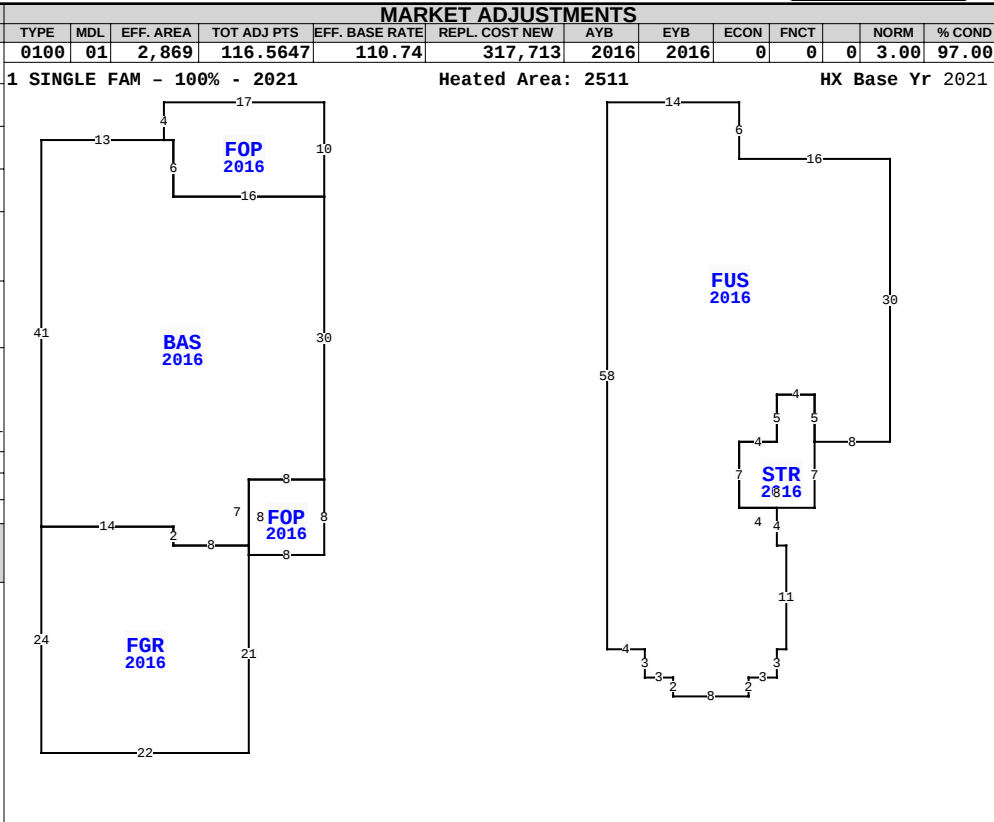
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,110	100	1,110	119,233
FGR	512	55	282	30,292
FOP	64	30	19	2,041
FOP	164	30	49	5,263
FUS	1,401	100	1,401	150,493
STR	76	10	8	859

TOTALS	3,327		2,869	308,182
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	626.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	10.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	



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

81043 LEESIDE CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		308,182	
TOTAL MARKET OB/XF VALUE		3,733	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		386,915	
SOH/AGL Deduction		91,181	
ASSESSED VALUE		295,734	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		245,734	
TOTAL JUST VALUE		386,915	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		373,046	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631725	CO ISSUED	0	10/11/2016
B1631725	NEW CONSTR	312,833	01/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2403/1049	10/26/2020	WD	Q	I	02	336,000
GRANTOR: SZATKOWSKI KYLE & LEA						
GRANTEE: CORRELL KYLE D & TA						
2093/1781	12/28/2016	WD	Q	I	01	262,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SZATKOWSKI KYLE & L						

BUILDING NOTES											
BUILDING DIMENSIONS											
FOP=[YR=2016] W17 S4 BAS=[YR=2016] W13 S41 FGR=[YR=2016] S24 E22 N21 FOP=[YR=2016] E8 N8 W8 S8 \$N1 W8 N2 W14 \$ E14 S2 E8N7 E8 N30 W16 N6 W1 \$ E1 S6 E16 N10 \$ PTR= E30 FUS=[YR=2016] E14 S6 E16 S30 W8 STR=[YR=2016] N5 W4 S5 W4 S7 E8 N7 \$ N5 W4 S5 W4 S7 E4 S4 E1 S11 W1 S3 W3 S2 W8 N2 W3 N3 W4 N58 \$ W30 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	