



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	1,544	100	1,544	162,191
FGR	483	55	266	27,943
FOP	60	30	18	1,890
FSP	160	40	64	6,723
FUS	1,451	100	1,451	152,422
PTO	224	5	11	1,155
STR	60	10	6	630
TOTALS	3,982		3,360	352,955

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	0	0	0	624.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	0	0	0	75.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	
4	0855	CONC PAVER	0	0	0	0	300.00	SF	10.00	10.00	

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	0		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,360	112.8288	107.19	360,158	2018	2018	0	0	2.00	98.00
1 SINGLE FAM - 0% - 2024											
Heated Area: 2995											
HX Base Yr											

81029 LEESIDE CT, FERNANDINA BEACH				XF DATE		LAND DATE				
				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
624.00	SF	5.20	5.20	100	2018	2018	3	97	3,147	
75.00	LF	32.00	32.00	100	2020	2020	3	96	2,304	
1.00	UT	300.00	300.00	100	2020	2020	3	96	288	
300.00	SF	10.00	10.00	100	2024	2023		100	3,000	

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				352,955	
TOTAL MARKET OB/XF VALUE				8,739	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				436,694	
SOH/AGL Deduction				0	
ASSESSED VALUE				436,694	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				436,694	
TOTAL JUST VALUE				436,694	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				417,843	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003971	CO ISSUED	0	04/19/2018
B1705591	NEW CONSTR	368,435	06/23/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2653/143	7/10/2023	WD	Q	I	01	570,000
GRANTOR: PROBST LOREN MICHAELA						
GRANTEE: FARNETH GEORGE R II						
2602/0797	11/14/2022	WD	Q	I	01	570,000
GRANTOR: THRIFT WILLIAM K						
GRANTEE: PROBST LOREN MICHAEL						

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2018] U3 L3 W8 D3 L3 W10 FSP=[YR=2020] N10											
PTO=[YR=2022] N10 E16 S10 D8 L16 N8\$ W16 S10 E16\$ W16 S43											
E10 FOP=[YR=2018] S5 E7 FGR=[YR=2018] S8 E23 N21 W23 S13\$ N10											
W5 S5 W2\$ E2 N5 E5 N3 E23 N35\$ PTR= E20 FUS=[YR=2018] E22											
STR=[YR=2018] E4 S15W4 N15\$ S15 E4 N15 E14 S35 W23S3 W5 S5											
W12 N43\$ W20\$.											

TOTAL OB/XF											
8,739											
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	0		PUD	0.00	0.00	1.00	LT	