LOT 116
HARBOR CONCOURSE PHASE 2
PB 8/162

VERBANIC STEPHEN C & JULIA M
81519 BOATSWAIN COURT
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0116-0000

BUILDING CHARACTERISTICS

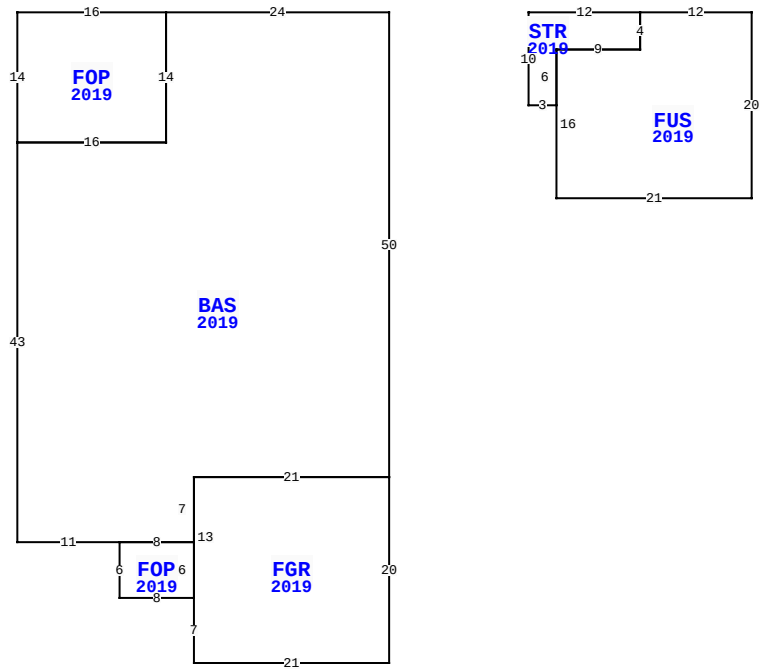
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	1,909	100	1,909	208,709
FGR	420	55	231	25,255
FOP	48	30	14	1,531
FOP	224	30	67	7,326
FUS	384	100	384	41,982
STR	66	10	7	765
TOTALS	3,051		2,612	285,567

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,612	117.4320	111.56	291,395	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2293 HX Base Yr 2020



81519 BOATSWAIN CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		285,567
TOTAL MARKET OB/XF VALUE		30,426
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		390,993
SOH/AGL Deduction		119,186
ASSESSED VALUE		271,807
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		221,807
TOTAL JUST VALUE		390,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B204203	SWIM POOL	30,000	06/03/2020
C1807603	CO ISSUED	0	04/25/2019
B1807603	NEW CONSTR	303,569	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2276/1257	5/15/2019	WD	Q	I	01	285,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: VERBANIC STEPHAN CH						
2188/0644	3/19/2018	WD	Q	V	05	420,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 FOP=[YR=2019] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2019] S6 E8 FGR=[YR=2019] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$ PTR= E15 STR=[YR=2019] E12 FUS=[YR=2019] E12 S20 W21 N16 E9 N4 $ S4 W9 S6 W3 N10$ W15$.

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	654.00	SF	5.20	5.20	100	2019	2019	3	98	3,333	
2	0861	POOL GUNIT	0	100	0	0	222.00	SF	85.00	85.00	100	2020	2020	3	93	17,549	
3	0855	CONC PAVER	0	100	0	0	444.00	SF	10.00	10.00	100	2020	2020	3	99	4,396	
4	0462	ST/AL FNC	0	100	120	0	480.00	SF	10.00	10.00	100	2021	2021	3	95	4,560	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 30,426

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 08/13/2021 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS