LOT 123
HARBOR CONCOURSE PHASE 2
PB 8/162

**LASHLEE STEPHEN MICHAEL & CHERYL ANN**
81524 BOATSWAIN COURT
FERNANDINA BEACH, FL 32034

**2024**

**29-2N-28-0115-0123-0000**

## 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 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

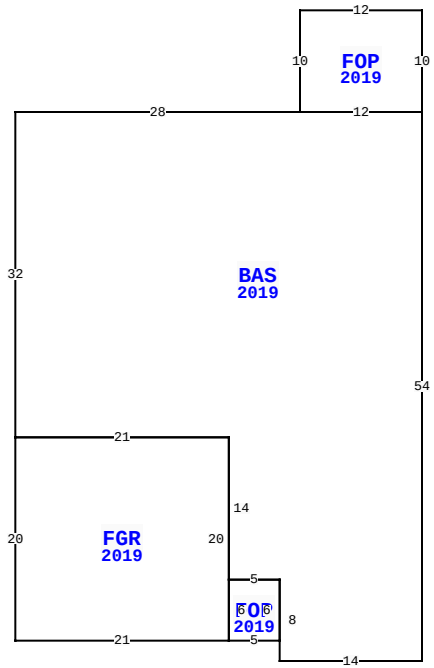
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,658 | 100 | 1,658 | 184,397 |
| FGR | 420 | 55 | 231 | 25,691 |
| FOP | 30 | 30 | 9 | 1,001 |
| FOP | 120 | 30 | 36 | 4,004 |
| TOTALS | 2,228 | | 1,934 | 215,092 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,934 | 118.8495 | 112.91 | 218,368 | 2019 | 2019 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SINGLE FAM – 100% - 2020 Heated Area: 1658 HX Base Yr 2020




81524 BOATSWAIN CT, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 215,092 |
| TOTAL MARKET OB/XF VALUE | | 7,639 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 297,731 |
| SOH/AGL Deduction | | 91,606 |
| ASSESSED VALUE | | 206,125 |
| TOTAL EXEMPTION VALUE | HX HB SX | 100,000 |
| BASE TAXABLE VALUE | | 106,125 |
| TOTAL JUST VALUE | | 297,731 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 288,141 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C1904277 | CO ISSUED | 0 | 09/16/2019 |
| B1904277 | NEW CONSTR | 227,061 | 04/26/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2321/1139 | 11/22/2019 | WD | Q | I | 02 | 255,000 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: LASHLEE STEPHEN MIC | | | | | | |
| 2180/0667 | 2/26/2018 | WD | Q | V | 05 | 300,000 |
| GRANTOR: NASSAU CONCOURSE LLC | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2019] W12 S10 BAS=[YR=2019] W28 S32 FGR=[YR=2019] S20 E21 FOP=[YR=2019] E5 N6 W5 S6$ N20 W21$E21 S14 E5 S8 E14 N54 W12$ E12N10$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 5 | 5 | 25.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 98 | 159 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 383.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 98 | 2,440 | |
| 3 | 0462 | ST/AL FNC | 0 | 100 | 120 | 0 | 480.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 93 | 4,464 | |
| 4 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2020 | 2020 | 3 | 96 | 576 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,639

| 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 | 000134 | C | SFR POND | 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