BLOCK 9 LOT 11
THE PARK PB 4/28

SUNDSTROM DAVID NELSON
1728 LESLIE CT
FERNANDINA BEACH, FL 32034

2025

00-00-31-1630-0009-0110

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

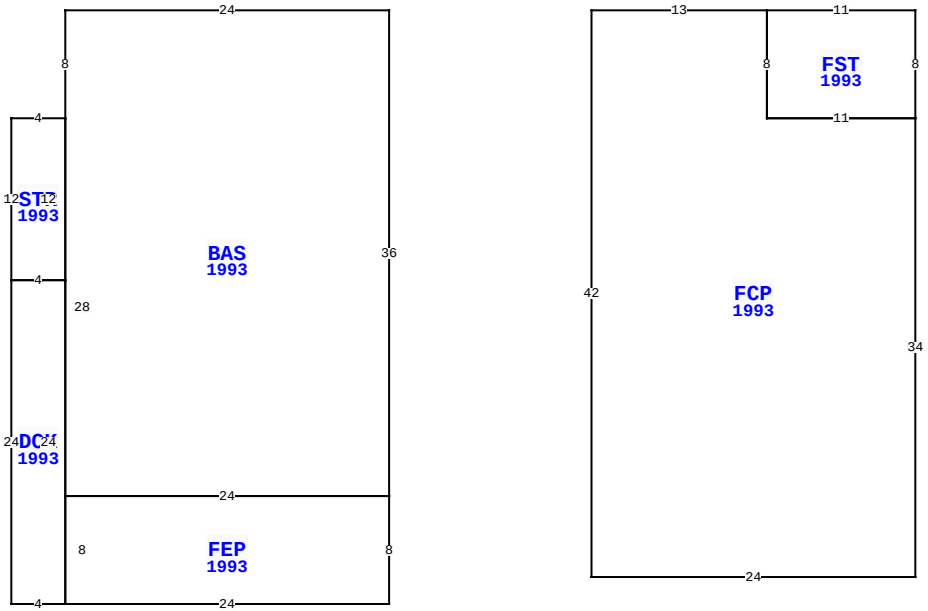
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1040.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	106,662
DCK	96	10	1993	10	1,234
FCP	920	25	1993	230	28,393
FEP	192	80	1993	154	19,012
FST	88	55	1993	48	5,925
STR	48	10	1993	5	617
TOTALS	2,208			1,311	161,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,311	114.4000	151.01	197,974	1980	1980	0	0	0	18.25	81.75

1 SNGL FAM – 100% - 2021 Heated Area: 864 HX Base Yr 2021



1728 LESLIE CT, FERNANDINA BEACH

BLD DATE	03/24/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		161,844
TOTAL MARKET OB/XF VALUE		4,106
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		565,950
SOH/AGL Deduction		231,369
ASSESSED VALUE		334,581
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		283,859
TOTAL JUST VALUE		565,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		558,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060035	REMODEL	11,000	01/10/2006
5859B	ADDITION	1,794	03/14/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2339/0517	2/03/2020	WD	Q	I	02	338,000
GRANTOR: DARSEY LEONARD R & DI						
GRANTEE: SUNDSTROM DAVID NEL						
1444/1028	9/14/2006	WD	Q	I		280,000
GRANTOR: FOX MARIE D DORNEVAL						
GRANTEE: DARSEY LEONARD R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S8 STR=[YR=1993] W4 S12 DCK=[YR=1993] S24E4 FEP=[YR=1993] E24 N8 W24 S8 $ N24W4$E4N12$ S28 E24 N36 $ PTR= E15 FCP=[YR=1993] E13 FST=[YR=1993] E11 S8 W11N8 $ S8 E11 S34 W24 N42 $ 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	0810	CONCRETE A	0	100	0	0	984.00	SF	6.50	6.50	100	1988	1988	3	52	3,326	
2	0810	CONCRETE A	0	100	0	0	203.00	SF	6.50	6.50	100	1980	1980	3	30	396	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1990	1990	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 4,106

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	RES	100	0006	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 10/08/2019 BY DJA Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS