LOT 2
IN OR 2138/973
HARBOR CONCOURSE PHASE 1

ROHAN EDWIN C & KRISTIN V
81016 LEESIDE COURT
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0002-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

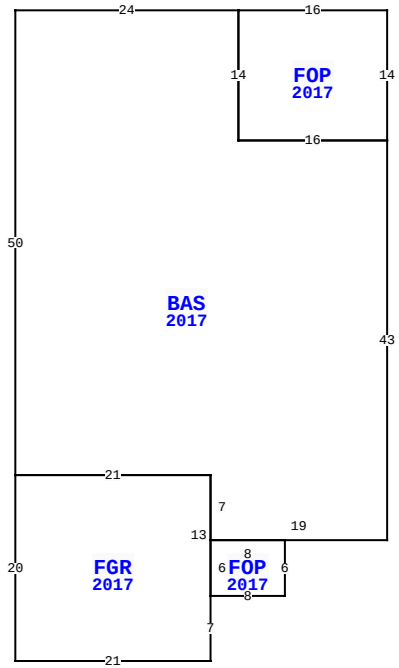
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2017	1,909	220,652
FGR	420	55	2017	231	26,700
FOP	48	30	2017	14	1,618
FOP	224	30	2017	67	7,744
TOTALS	2,601			2,221	256,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,221	119.1582	119.16	264,654	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1909 HX Base Yr 2018



BLD DATE	03/30/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

81016 LEESIDE CT, FERNANDINA BEACH

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	75.00	SF	6.50	6.50	100	2017	2017	3	96	468	
2	0810	CONCRETE A	0	100	0	0	593.00	SF	6.50	6.50	100	2017	2017	3	96	3,700	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		256,714
TOTAL MARKET OB/XF VALUE		4,168
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		345,882
SOH/AGL Deduction		123,825
ASSESSED VALUE		222,057
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		171,335
TOTAL JUST VALUE		345,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633640	CO ISSUED	0	07/28/2017
B1633640	NEW CONSTR	240,310	12/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2138/0973	7/31/2017	WD	Q	I	01	242,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ROHAN EDWIN C & KRI						
2077/1943	10/11/2016	WD	Q	V	05	400,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W16 BAS=[YR=2017] W24 S50 FGR=[YR=2017] S20 E21 N7 FOP=[YR=2017] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$.

LAND DESCRIPTION

TOTAL OB/XF 4,168

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS