LOT 3
IN OR 2076/26
HARBOR CONCOURSE PHASE 1

MITCHELL JEFFREY L & KRISTIANA
81024 LEESIDE CT
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0003-0000

BUILDING CHARACTERISTICS

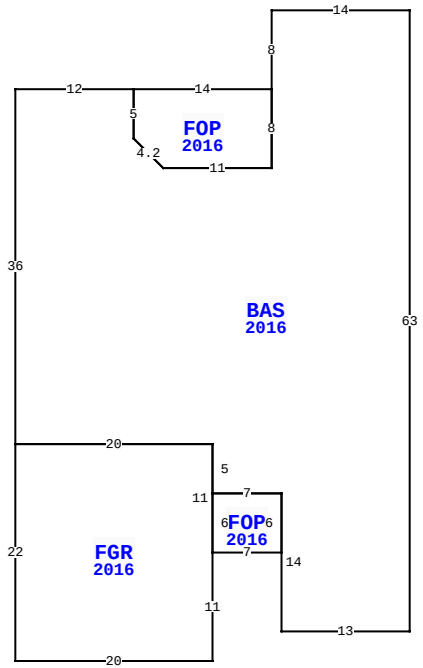
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,727	100	2016	1,727	193,604
FGR	440	55	2016	242	27,129
FOP	42	30	2016	13	1,457
FOP	108	30	2016	32	3,587
TOTALS	2,317			2,014	225,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,014	116.1741	116.17	233,966	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1727 HX Base Yr 2017



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

81024 LEESIDE CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		225,777
TOTAL MARKET OB/XF VALUE		2,964
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		313,741
SOH/AGL Deduction		112,129
ASSESSED VALUE		201,612
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		150,890
TOTAL JUST VALUE		313,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632351	NEW CONSTR	218,940	05/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2076/0026	9/28/2016	WD	Q	I	01	211,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MITCHELL JEFFREY L						
2038/0349	4/01/2016	WD	Q	V	05	400,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

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	600.00	SF	5.20	5.20	100	2016	2016	3	95	2,964	

BUILDING DIMENSIONS

BAS=[YR=2016] W14 S8 FOP=[YR=2016] W14 S5 D3 R3 E11 N8 $ S8 W11 U3 L3 N5 W12 S36 FGR=[YR=2016] S22 E20 N11 FOP=[YR=2016] E7 N6 W7 S6 $ N11 W20 $ E20 S5 E7 S14 E13 N63$.

LAND DESCRIPTION

TOTAL OB/XF 2,964

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 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS