LOT 5
HARBOR CONCOURSE PHASE 1
PB 8/116

CALLAWAY DAVID M & RHONDA L
81040 LEESIDE CT
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0005-0000

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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

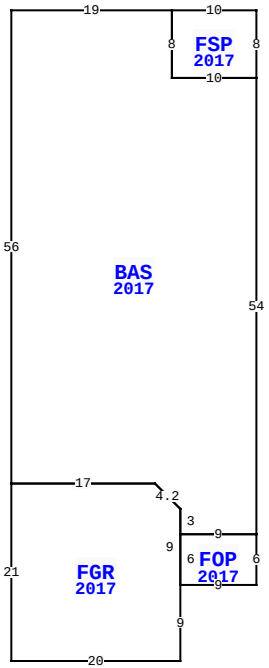
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,603	100	2017	1,603	184,801
FGR	416	55	2017	229	26,400
FOP	54	30	2017	16	1,845
FSP	80	40	2017	32	3,689
TOTALS	2,153			1,880	216,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,880	118.8495	118.85	223,438	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1603 HX Base Yr 2021



81040 LEESIDE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		216,735
TOTAL MARKET OB/XF VALUE		3,162
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		304,897
SOH/AGL Deduction		83,784
ASSESSED VALUE		221,113
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		170,391
TOTAL JUST VALUE		304,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702240	CO ISSUED	0	09/26/2017
B1702240	NEW CONSTR	205,598	03/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2420/1935	12/17/2020	WD	Q	I	02	250,000
GRANTOR: STARSMAN BRIAN D & MA						
GRANTEE: CALLAWAY DAVID M &						
2150/0050	9/29/2017	WD	Q	I	01	201,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: STARSMAN BRIAN D						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W10 BAS=[YR=2017] W19 S56 FGR=[YR=2017] S21 E20 N9 FOP=[YR=2017] E9 N6 W9 S6$ N9 U3 L3 W17$ E17 D3 R3 S3 E9 N54 W10 N8$ S8 E10 N8$.

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	562.00	SF	5.20	5.20	100	2017	2017	3	96	2,806	
2	0810	CONCRETE A	0	100	0	0	57.00	SF	6.50	6.50	100	2017	2017	3	96	356	

LAND DESCRIPTION

TOTAL OB/XF 3,162

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