LOT 6
HARBOR CONCOURSE PHASE 1
PB 8/116

HALL MICHAEL EUGENE JR & SHAYLA
81048 LEESIDE CT
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

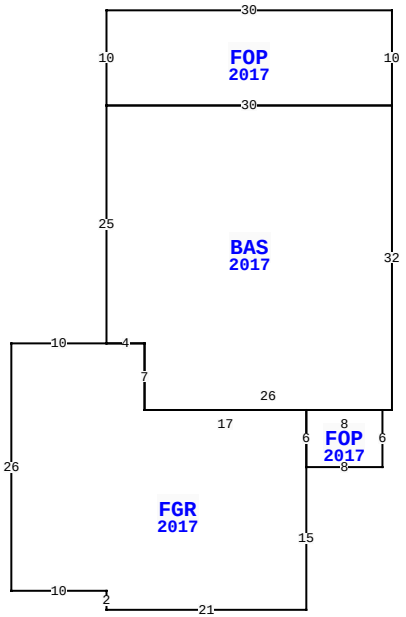
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

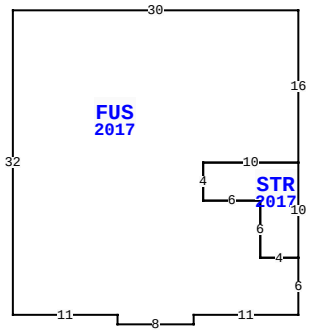
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	932	100	2017	932	110,239
FGR	729	55	2017	401	47,431
FOP	48	30	2017	14	1,656
FOP	300	30	2017	90	10,646
FUS	904	100	2017	904	106,927
STR	64	10	2017	6	710
TOTALS	2,977			2,347	277,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,347	121.9365	121.94	286,193	2017	2017	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1836 HX Base Yr





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

81048 LEESIDE CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		277,607
TOTAL MARKET OB/XF VALUE		4,974
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		367,581
SOH/AGL Deduction		0
ASSESSED VALUE		367,581
TOTAL EXEMPTION VALUE	13	367,581
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		367,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		345,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633057	CO ISSUED	0	05/19/2017
B1633057	NEW CONSTR	247,988	09/01/2016
B1632432	NEW CONSTR	216,038	06/02/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/987	4/26/2024	WD	Q	I	01	400,000
GRANTOR: CITARELLA KEVIN L						
GRANTEE: HALL MICHAEL EUGENE						
2522/0193	11/24/2021	WD	U	I	11	100
GRANTOR: CITARELLA KEVIN JR &						
GRANTEE: CITARELLA KEVIN L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W30 S10 BAS=[YR=2017] S25 FGR=[YR=2017] W10 S26 E10 S2 E21 N15 FOP=[YR=2017] E8 N6 W8 S6$ N6 W17 N7 W4$ E4 S7 E26 N32 W30$ E30 N10 PTR= E25 FUS=[YR=2017] E30 S16 STR=[YR=2017] S10 W4 N6 W6 N4 E10$ W10 S4 E6 S6 E4 S6 W11 S1 W8 N1 W11 N32$ W25$.

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	23	3	69.00	SF	6.50	6.50	100	2017	2017	3	96	431	
2	0811	CONCRETE B	0	100	0	0	910.00	SF	5.20	5.20	100	2017	2017	3	96	4,543	

LAND DESCRIPTION

TOTAL OB/XF 4,974

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