LOT 9
HARBOR CONCOURSE PHASE 1
PB 8/116

BRESHEARS VANCE & JACLYN
16971 ELSINORE DR
JACKSONVILLE, FL 32226

2025

29-2N-28-0115-0009-0000

NASSAU COUNTY PROPERTY

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

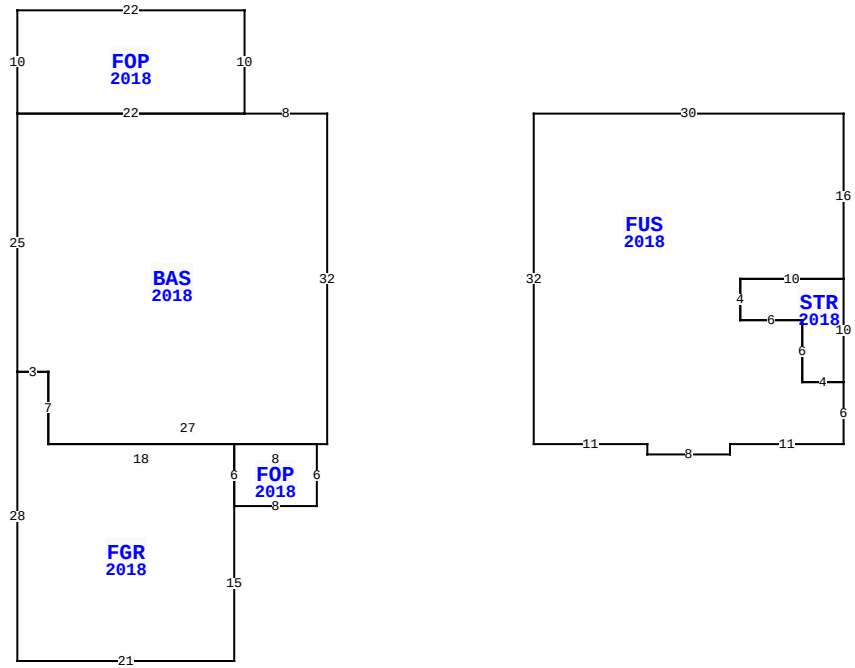
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	939	100	2018	939	111,639
FGR	462	55	2018	254	30,199
FOP	48	30	2018	14	1,664
FOP	220	30	2018	66	7,847
FUS	904	100	2018	904	107,478
STR	64	10	2018	6	714
TOTALS	2,637			2,183	259,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,183	121.9365	121.94	266,195	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1843 HX Base Yr



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

81072 LEESIDE CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	259,540
TOTAL MARKET OB/XF VALUE	7,902
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	352,442
SOH/AGL Deduction	0
ASSESSED VALUE	352,442
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,442
TOTAL JUST VALUE	352,442
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1707788	CO ISSUED	0	06/19/2018
B1707788	NEW CONSTR	236,996	08/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/505	5/19/2023	WD	Q	I	01	385,000
GRANTOR: ZUBLER DAVID						
GRANTEE: BRESHEARS VANCE & J						
2221/1084	8/29/2018	WD	Q	I	01	260,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ZUBLER DAVID						

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	0810	CONCRETE A	0	0	0	0	428.00	SF	6.50	6.50	100	2018	2018	3	97	2,699	
2	0476	VF 6 SBPL	0	0	196	0	160.00	LF	32.00	32.00	100	2021	2021	3	96	4,915	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	

BUILDING DIMENSIONS

BAS=[YR=2018] W8 FOP=[YR=2018] N10 W22 S10 E22$ W22 S25 FGR=[YR=2018] S28 E21 N15 FOP=[YR=2018] E8 N6 W8 S6$ N6 W18 N7 W3$ E3 S7 E27 N32$ PTR= E20 FUS=[YR=2018] E30 S16 STR=[YR=2018] S10 W4 N6 W6 N4 E10$ W10 S4 E6 S6 E4 S6 W11 S1 W8 N1 W11 N32$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 7,902

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	0		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