LOT 10
HARBOR CONCOURSE PHASE 1
PB 8/116

SN TAMPA LLC
D/B/A SN FLORIDA A LLC, 8390 E VIA DE VENTURA F-110
SCOTTSDALE, AZ 75258

2025

29-2N-28-0115-0010-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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

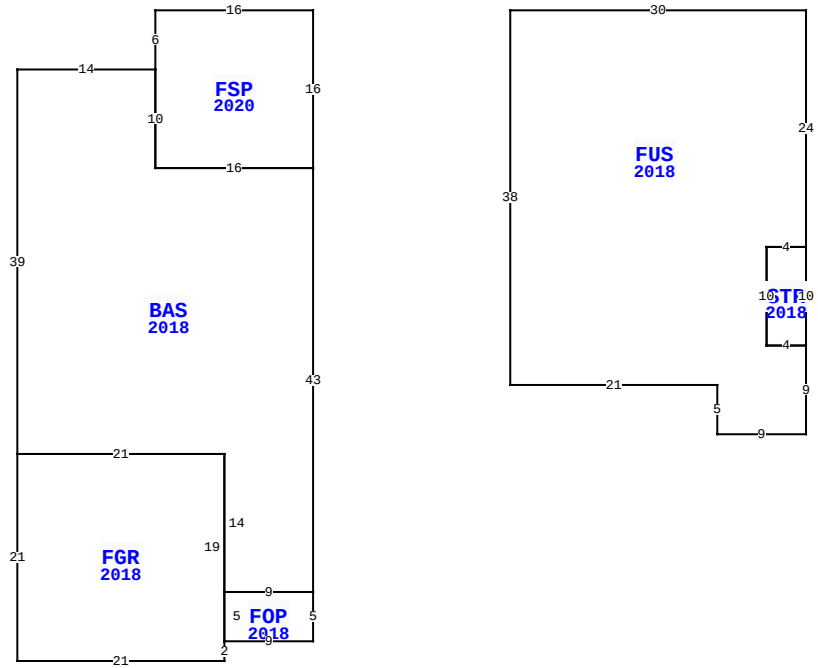
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,136	100	2018	1,136	128,614
FGR	441	55	2018	243	27,512
FOP	45	30	2018	14	1,585
FSP	256	40	2020	102	11,548
FUS	1,145	100	2018	1,145	129,633
STR	40	10	2018	4	452
TOTALS	3,063			2,644	299,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,644	116.1216	116.12	307,021	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 2281 HX Base Yr



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

81080 LEESIDE CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	299,345
TOTAL MARKET OB/XF VALUE	2,527
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	386,872
SOH/AGL Deduction	0
ASSESSED VALUE	386,872
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	386,872
TOTAL JUST VALUE	386,872
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	363,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705813	CO ISSUED	0	03/27/2018
B175813	NEW CONSTR	290,150	06/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2490/0314	8/23/2021	WD	Q	I	01	367,000
GRANTOR: REDDY VIPASHYIN SRIRA						
GRANTEE: SN TAMPA LLC						
2189/0851	4/04/2018	WD	Q	I	01	266,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: REDDY VIPASHYIN SRI						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2020] W16 S6 BAS=[YR=2018] W14 S39 FGR=[YR=2018] S21 E21 N2 FOP=[YR=2018] E9 N5 W9 S5$ N19 W21$ E21 S14 E9 N43 W16 N10$ S10 E16 N16$ PTR= E20 FUS=[YR=2018] E30 S24 STR=[YR=2018] S10 W4 N10 E4$ W4 S10 E4 S9 W9 N5 W21 N38$ W20$.

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	0	0	0	501.00	SF	5.20	5.20	100	2018	2018	3	97	2,527	

LAND DESCRIPTION

TOTAL OB/XF 2,527

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