

HAWK DAVID M JR & SUSAN
81088 LEESIDE COURT
FERNANDINA BEACH, FL 32034

29-2N-28-0115-0011-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3103HARDIE BRD 100
GABLE/HIP 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floo

11CLAY TILE 60

Interior Floo

14CARPET 40

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

5100

Bathrooms

3100

Frame

02WOOD FRAME 100

Stories

2.

Units

2.100
0100

Occupancy

00NONE 100

Quality

04Quality Level 04

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4145.00

TOTALS

4,375

3,865

401,095

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICE

10500FP-PRE FAB0100001.00UT3,500.003,500.00

20811CONCRETE B010000592.00SF5.205.20

30811CONCRETE B010031030.00SF5.205.20

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100PUD0.000.001.00LT1.001.001.0085,000.0085,000.0085,000

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100013,865107.54107.54415,64220162016003.5096.50

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE401,095

TOTAL MARKET OB/XF VALUE6,467

TOTAL MARKET VALUE85,000

TOTAL LAND VALUE - MARKET492,562

TOTAL MARKET VALUE492,562

SOH/AGL Deduction18,454

ASSESSED VALUE474,108

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE423,386

TOTAL JUST VALUE492,562

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE464,503

SALES DATA

OFF RECORD NumberDATETYPEQUANTITYVALUERSNCD SALE PRICE

2052/11686/09/2016WDQI01309,400

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:HAWK DAVID M JR & S

2018/154312/11/2015WDQV05300,000

GRANTOR:NASSAU CONCOURSE LLC

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W8 PT0=[YR=2016] N4 W20 S4 FOP=[YR=2016] S9 E20 N9 W20 \$ E20 \$ S9 W20 N9 W11 S52 FOP=[YR=2016] S6 E10 S1 E9 N6 W9 N1 W10 \$ E10 S1 E9 N1 FGR=[YR=2016] E20 N22 W20 S22 \$ N22 E20 N30 \$ PTR= E30 FUS=[YR=2016] E39 S52 W10 S2 W10 STR=[YR=2016] N11 W3 S11 E3 \$ S5 W9 N7 W10 N52 \$ W30 \$.

81088 LEESIDE CT, FERNANDINA BEACH

BLD DATE03/30/2023NW

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/23/2025MLU

81088 LEESIDE CT, FERNANDINA BEACH

PTO2016

FOP2016

BAS2016

FGR2016

FUS2016

FOP2016

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