LOT 15
HARBOR CONCOURSE PHASE 1
PB 8/116

FARNETH FAMILY ASSET PROTECTION TRUST/FARNETH GEOR
2002 MARJORIE LN
CORAOPOLIX, PA 15108

2025

29-2N-28-0115-0015-0000

NASSAU COUNTY PROPERTY

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

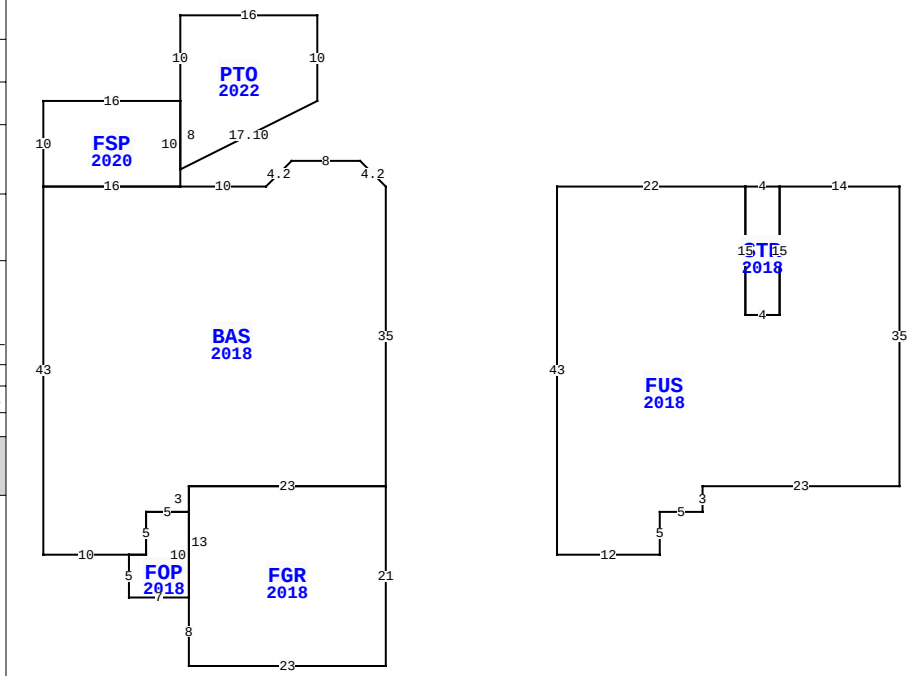
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	2018	1,544	169,855
FGR	483	55	2018	266	29,263
FOP	60	30	2018	18	1,980
FSP	160	40	2020	64	7,040
FUS	1,451	100	2018	1,451	159,623
PTO	224	5	2022	11	1,210
STR	60	10	2018	6	660
TOTALS	3,982			3,360	369,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,360	112.8288	112.83	379,109	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 2024 Heated Area: 2995 HX Base Yr



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

81029 LEESIDE CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	369,631
TOTAL MARKET OB/XF VALUE	8,712
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	463,343
SOH/AGL Deduction	0
ASSESSED VALUE	463,343
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	463,343
TOTAL JUST VALUE	463,343
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	436,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003971	CO ISSUED	0	04/19/2018
B1705591	NEW CONSTR	368,435	06/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2776/796	1/17/2025	QC	U	I	11	100
GRANTOR: FARNETH GEORGE R II &						
GRANTEE: FARNETH FAMILY ASSE						
2653/143	7/10/2023	WD	Q	I	01	570,000
GRANTOR: PROBST LOREN MICHAELA						
GRANTEE: FARNETH GEORGE R II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W8 D3 L3 W10 FSP=[YR=2020] N10 PTO=[YR=2022] N10 E16 S10 D8 L16 N8$ W16 S10 E16$ W16 S43 E10 FOP=[YR=2018] S5 E7 FGR=[YR=2018] S8 E23 N21 W23 S13$ N10 W5 S5 W2$ E2 N5 E5 N3 E23 N35$ PTR= E20 FUS=[YR=2018] E22 STR=[YR=2018] E4 S15W4 N15$ S15 E4 N15 E14 S35 W23S3 W5 S5 W12 N43$ 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	624.00	SF	5.20	5.20	100	2018	2018	3	97	3,147	
2	0476	VF 6 SBPL	0	0	0	0	75.00	LF	32.00	32.00	100	2020	2020	3	95	2,280	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	
4	0855	CONC PAVER	0	0	0	0	300.00	SF	10.00	10.00	100	2024	2023		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 8,712

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