

ASLANGE CINER ENDER & LINA NADINE
81511 BOATSWAIN CT
FERNANDINA BEACH, FL 32034

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

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 90			
Exterior Wall	21	STONE 10			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	08	SHT VINYL 60			
Interior Floo	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	0	0 100			
Units	0	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	1,755	100	2018	1,755	193,727
FGR	440	55	2018	242	26,714
FOP	42	30	2018	13	1,435
FOP	224	30	2018	67	7,396
FUS	464	100	2018	464	51,219
STR	48	10	2018	5	552
TOTALS	2,973			2,546	281,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,546	113.8032	113.80	289,735	2018	2018	0	0	3.00	97.00

1 SINGLE FAM - 100% - 2019
Heated Area: 2219
HX Base Yr 2019

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

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		281,043	
TOTAL MARKET OB/XF VALUE		3,679	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		369,722	
SOH/AGL Deduction		114,079	
ASSESSED VALUE		255,643	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		204,921	
TOTAL JUST VALUE		369,722	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		347,046	

PERMIT NUM DESCRIPTION AMT ISSUED

B1806080 C0 ISSUED 0 12/05/2018

18006080 NEW CONSTR 291,655 06/14/2018

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2245/1974 12/21/2018 WD Q I 01 279,000

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:ASLANGECINER ENDER

2188/0644 3/19/2018 WD Q V 05 420,000

GRANTOR:NASSAU CONCOURSE LLC

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FOP=[YR=2018] N8 W14 S16 E14 N8\$ S8 W14 N16 U3 L3 W8 D3 L3 S63 E13 N8 FOP=[YR=2018] E7 FGR=[YR=2018] S11 E20 N22W20 S11\$ N6 W7 S6\$ N6 E7 N5 E20 N36\$ PTR= E20 FUS=[YR=2018] E14 S36 W7 STR=[YR=2018] W9 N4 E5 N3 E4 S7\$ N7 W4 S3 W3 N32\$ W20\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

TOTAL OB/XF 3,679

REVIEW DATE 01/10/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS