LOT 118
HARBOR CONCOURSE PHASE 2
PB 8/162

HEGLER GARRIN &/DAVIS TINA
81535 BOATSWAIN COURT
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0118-0000

BUILDING CHARACTERISTICS

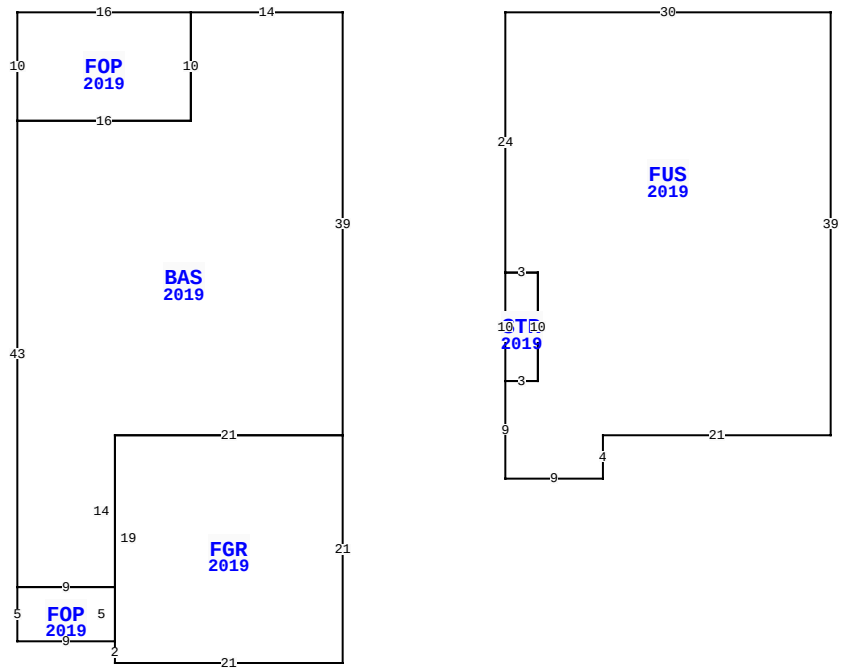
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2019	1,136	129,953
FGR	441	55	2019	243	27,798
FOP	45	30	2019	14	1,601
FOP	160	30	2019	48	5,491
FUS	1,176	100	2019	1,176	134,529
STR	30	10	2019	3	343
TOTALS	2,988			2,620	299,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,620	116.7264	116.73	305,833	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2312 HX Base Yr 2020



81535 BOATSWAIN CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		299,716
TOTAL MARKET OB/XF VALUE		9,519
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		394,235
SOH/AGL Deduction		123,486
ASSESSED VALUE		270,749
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		220,027
TOTAL JUST VALUE		394,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909118	CO ISSUED	0	06/07/2019
19000114	NEW CONSTR	304,871	01/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2305/1634	9/12/2019	WD	Q	I	02	277,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HEGLER GARRIN & TIN						
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=2019] W14 FOP=[YR=2019] W16 S10 E16 N10$ S10 W16 S43 FOP=[YR=2019] S5 E9 FGR=[YR=2019] S2 E21 N21 W21 S19$ N5 W9$ E9 N14 E21 N39$ PTR= E15 FUS=[YR=2019] E30 S39 W21 S4 W9 N9 STR=[YR=2019] N10 E3 S10 W3$ E3 N10 W3 N24$ W15$.

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	100	0	0	28.00	SF	6.50	6.50	100	2019	2019	3	97	177	
2	0810	CONCRETE A	0	100	0	0	335.00	SF	6.50	6.50	100	2019	2019	3	97	2,112	
3	0462	ST/AL FNC	0	100	185	0	740.00	SF	10.00	10.00	100	2020	2020	3	90	6,660	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	

LAND DESCRIPTION

TOTAL OB/XF 9,519

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	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							

REVIEW DATE 08/13/2021 BY KWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS