LOT 119
IN OR 2208/1071
HARBOR CONCOURSE PHASE 2

BOONE PAUL S & LATRICIA A
81543 BOATSWAIN CT
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0119-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

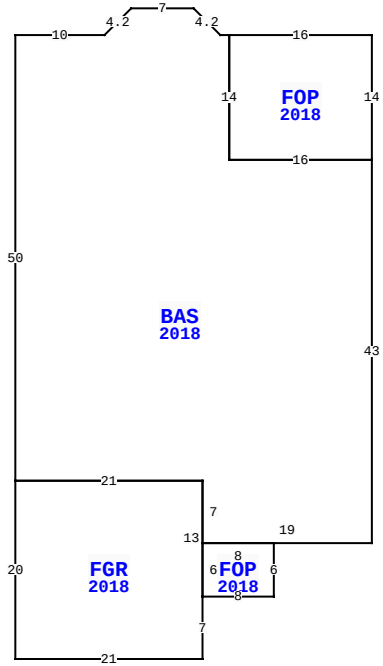
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100	2018	1,939	220,209
FGR	420	55	2018	231	26,234
FOP	48	30	2018	14	1,590
FOP	224	30	2018	67	7,609
TOTALS	2,631			2,251	255,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,251	116.4828	116.48	262,196	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1939 HX Base Yr 2019



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

81543 BOATSWAIN CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		255,641
TOTAL MARKET OB/XF VALUE		2,825
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		343,466
SOH/AGL Deduction		107,884
ASSESSED VALUE		235,582
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		184,860
TOTAL JUST VALUE		343,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1800649	CO ISSUED	0	06/27/2018
B1800649	NEW CONSTR	251,436	01/22/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2208/1071	6/27/2018	WD	Q	I	01	282,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BOONE PAUL S & LATR						
2165/1654	12/11/2017	WD	Q	V	05	220,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W16 BAS=[YR=2018] W1 U3 L3 W7 L3 D3 W10 S50 FGR=[YR=2018] S20 E21 N7 FOP=[YR=2018] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$.

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	448.00	SF	6.50	6.50	100	2018	2018	3	97	2,825	

LAND DESCRIPTION

TOTAL OB/XF 2,825

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 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