LOT 120
HARBOR CONCOURSE PHASE 2
PB 8/162

GRAVINE FRANK T II & AMANDA L
81551 BOATSWAIN CT
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0120-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

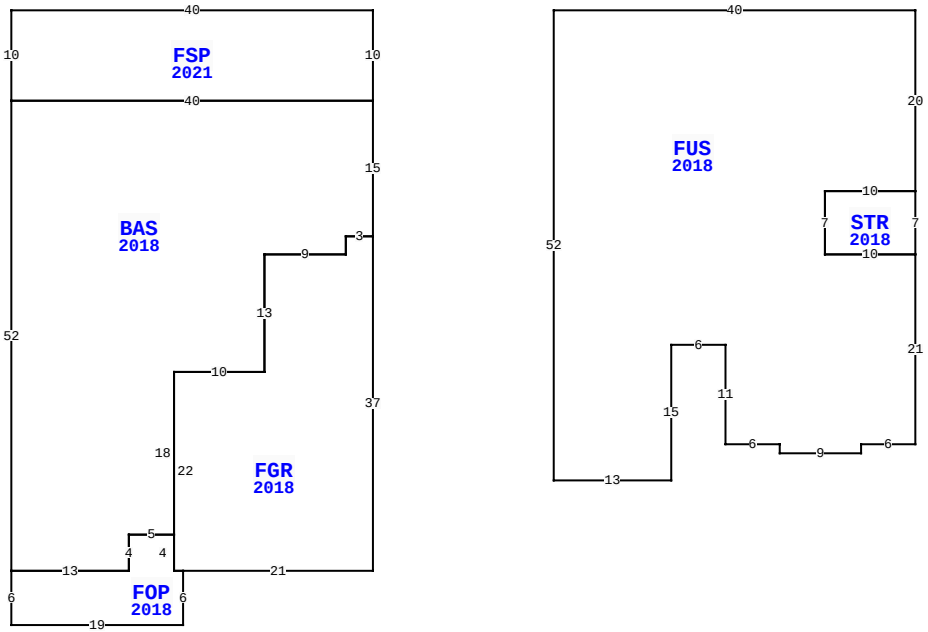
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	1,414	100	2018	1,414	148,784
FGR	646	55	2018	355	37,354
FOP	134	30	2018	40	4,209
FSP	400	40	2021	160	16,835
FUS	1,845	100	2018	1,845	194,134
STR	70	10	2018	7	736
TOTALS	4,509			3,821	402,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,821	107.9190	107.92	412,362	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2021 Heated Area: 3259 HX Base Yr 2021



81551 BOATSWAIN CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		402,053
TOTAL MARKET OB/XF VALUE		30,424
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		517,477
SOH/AGL Deduction		130,248
ASSESSED VALUE		387,229
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		336,507
TOTAL JUST VALUE		517,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1709795	CO ISSUED	0	04/27/2018
B1807684	SWIM POOL	31,400	01/01/2018
B1709495	NEW CONSTR	424,947	10/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/0201	8/28/2020	WD	Q	I	01	429,500
GRANTOR: LANE BRIAN T & MEREDI						
GRANTEE: GRAVINE FRANK T II						
2193/0189	4/27/2018	WD	Q	I	01	388,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LANE BRIAN T & MERE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2021] W40 S10 BAS=[YR=2018] S52 FOP=[YR=2018] S6 E19 N6 FGR=[YR=2018] E21 N37 W3 S2 W9 S13 W10 S22 E1$ W1 N4 W5 S4 W13$ E13 N4 E5 N18 E10 N13 E9 N2 E3 N15 W40$ E40 N10$ PTR=E20 FUS=[YR=2018] E40 S20 STR=[YR=2018] S7 W10 N7 E10$ W10 S7 E10 S21 W6 S1 W9 N1 W6 N11 W6 S15 W13 N52$ 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	100	0	0	570.00	SF	5.20	5.20	100	2018	2018	3	97	2,875	
2	0855	CONC PAVER	0	100	0	0	664.00	SF	10.00	10.00	100	2018	2018	3	97	6,441	
3	0861	POOL GUNIT	0	100	20	10	200.00	SF	85.00	85.00	100	2018	2018	3	84	14,280	
4	0462	ST/AL FNC	0	100	180	0	720.00	SF	10.00	10.00	100	2019	2019	3	87	6,264	
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 30,424

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