LOT 121
IN OR 2221/163
HARBOR CONCOURSE PHASE 2

NGO UYEN/HUYNH HANG THUY
81540 BOATSWAIN COURT
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0121-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

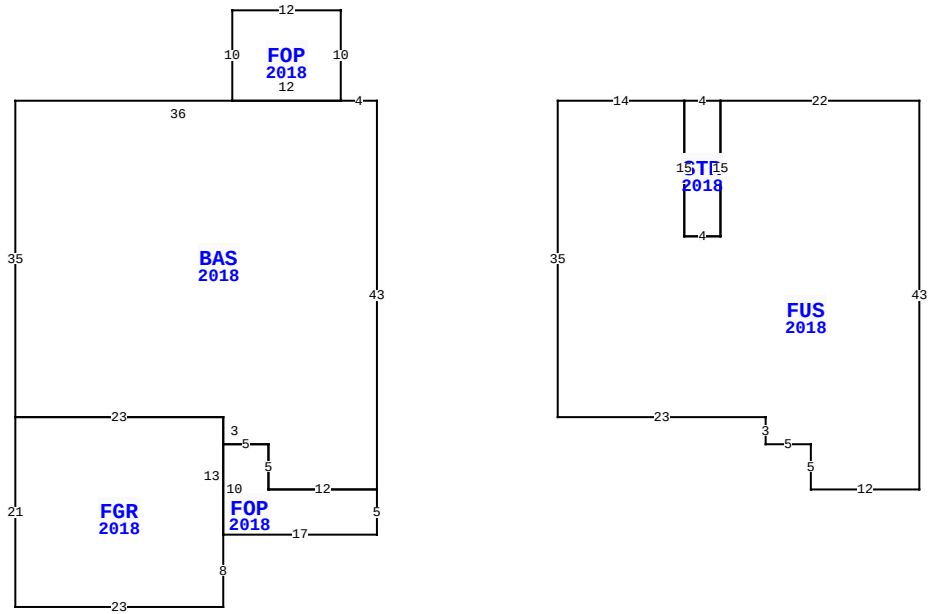
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	1,511	100	2018	1,511	170,262
FGR	483	55	2018	266	29,974
FOP	110	30	2018	33	3,719
FOP	120	30	2018	36	4,057
FUS	1,451	100	2018	1,451	163,501
STR	60	10	2018	6	676
TOTALS	3,735			3,303	372,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,303	115.6302	115.63	381,926	2018	2018	0	0	0	2.55	97.45

1 SINGLE FAM – 0% - 0 Heated Area: 2962 HX Base Yr



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

81540 BOATSWAIN CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	372,187
TOTAL MARKET OB/XF VALUE	66,197
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	523,384
SOH/AGL Deduction	11,083
ASSESSED VALUE	512,301
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	512,301
TOTAL JUST VALUE	523,384
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	498,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1800650	CO ISSUED	0	08/22/2018
18003552	SWIM POOL	68,999	05/04/2018
B1800650	NEW CONSTR	370,776	01/22/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2221/0163	8/23/2018	WD	Q	I	02	358,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: NGO UYEN & HANG THU						
2165/1654	12/11/2017	WD	Q	V	05	220,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W4 FOP=[YR=2018] N10 W12 S10 E12$ W36 S35 FGR=[YR=2018] S21 E23 N8 FOP=[YR=2018] E17 N5 W12 N5 W5 S10$ N13 W23$ E23 S3 E5 S5 E12 N43$ PTR=E20 FUS=[YR=2018] E14 STR=[YR=2018] E4 S15 W4 N15$ S15 E4 N15 E22 S43 W12 N5 W5 N3 W23 N35$ 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	0810	CONCRETE A	0	0	0	0	384.00	SF	6.50	6.50	100	2018	2018	3	97	2,421	
2	0462	ST/AL FNC	0	0	182	4	728.00	SF	10.00	10.00	100	2018	2018	3	84	6,115	
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552	
4	0861	POOL GUNIT	0	0	0	0	454.00	SF	85.00	85.00	100	2018	2018	3	84	32,416	
5	0855	CONC PAVER	0	0	0	0	722.00	SF	10.00	10.00	100	2018	2018	3	97	7,003	
6	0911	SCRN RM A	0	0	54	24	1,296.00	SF	17.50	17.50	100	2018	2018	3	78	17,690	

LAND DESCRIPTION

TOTAL OB/XF 66,197

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	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 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