LOT 123
HARBOR CONCOURSE PHASE 2
PB 8/162

LASHLEE STEPHEN MICHAEL & CHERYL ANN
81524 BOATSWAIN COURT
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0115-0123-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

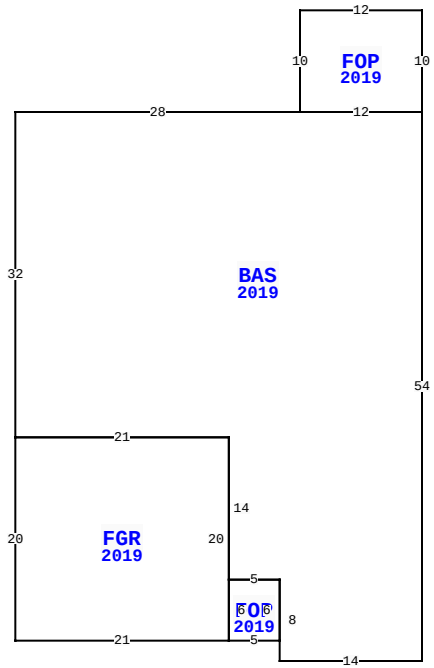
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	2019	1,658	193,112
FGR	420	55	2019	231	26,905
FOP	30	30	2019	9	1,049
FOP	120	30	2019	36	4,193
TOTALS	2,228			1,934	225,259

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,934	118.8495	118.85	229,856	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1658 HX Base Yr 2020



81524 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		225,259
TOTAL MARKET OB/XF VALUE		7,463
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		317,722
SOH/AGL Deduction		105,619
ASSESSED VALUE		212,103
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		111,381
TOTAL JUST VALUE		317,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904277	CO ISSUED	0	09/16/2019
B1904277	NEW CONSTR	227,061	04/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2321/1139	11/22/2019	WD	Q	I	02	255,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LASHLEE STEPHEN MIC						
2180/0667	2/26/2018	WD	Q	V	05	300,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W12 S10 BAS=[YR=2019] W28 S32 FGR=[YR=2019] S20 E21 FOP=[YR=2019] E5 N6 W5 S6$ N20 W21$E21 S14 E5 S8 E14 N54 W12$ E12N10$.

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	5	5	25.00	SF	6.50	6.50	100	2019	2019	3	97	158	
2	0810	CONCRETE A	0	100	0	0	383.00	SF	6.50	6.50	100	2019	2019	3	97	2,415	
3	0462	ST/AL FNC	0	100	120	0	480.00	SF	10.00	10.00	100	2020	2020	3	90	4,320	
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 7,463

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