



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 10 ABOVE AVG 50										0900 01 2,160 111.7200 155.29 335,426 1981 1991 0 0 0 16.25 83.75										STANDARD									
Exterior Wall 16 WD FR STUC 50										1 SNGL FAM 100% - 2010										Heated Area: 1296 HX Base Yr 2010									
Roof Structur 03 GABLE/HIP 100																				VALUATION BY									
Roof Cover 12 MODULAR MT 100																				Tax Group: 2 Tax Dist:									
Interior Wall 05 DRYWALL 100																				BUILDING MARKET VALUE 280,919									
Interior Floo 13 LVT/LAMNT 50																				TOTAL MARKET OB/XF VALUE 0									
Interior Floo 14 CARPET 50																				TOTAL LAND VALUE - MARKET 400,000									
Air Condition 03 CENTRAL 100																				TOTAL MARKET VALUE 680,919									
Heating Type 04 AIR DUCTED 100																				SOH/AGL Deduction 412,365									
Bedrooms 2 100																				ASSESSED VALUE 268,554									
Bathrooms 2.5 100																				TOTAL EXEMPTION VALUE HX HB WX 56,411									
Frame 02 WOOD FRAME 100																				BASE TAXABLE VALUE 212,143									
Stories 1.5 1.5 100										TOTAL JUST VALUE 680,919																			
Units 0 100										NCON VALUE 0																			
BUD8 Adjustme 02 DIST FB 100										INCOME VALUE																			
Occupancy 00 NONE 100										PREVIOUS YEAR MKT VALUE 676,100																			
Quality 03 Quality Level 03																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 1040.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,296 100 1993 1,296 168,552																													
FGR 984 55 2008 541 70,360																													
FOP 143 30 1993 43 5,592																													
FST 169 55 2008 93 12,095																													
PTO 360 5 2008 18 2,341																													
STR 12 10 2008 1 130																													
STR 56 10 2008 6 781																													
STR 60 10 2008 6 781																													
UOP 90 20 2008 18 2,341																													
UOP 128 20 2008 26 3,382																													
TOTALS 3,856 2,160 280,919																													
EXTRA FEATURES										** This building has 11 Sub-Areas																			
L N 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										BLD DATE 03/24/2014 KK LGL DATE XF DATE LAND DATE INC DATE AG DATE																			
1 000100 C RES 100 0006 R-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 400,000.00 400,000.00 400,000										1736 LESLIE CT, FERNANDINA BEACH																			
LAND DESCRIPTION										TOTAL OB/XF 0																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 000100 C RES 100 0006 R-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 400,000.00 400,000.00 400,000																													
REVIEW DATE 01/01/2023 BY CD										Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/09/2026 BY SYS																			