LOT 1
HARBOR CONCOURSE PHASE 1
PB 8/116

AMARO BARBARA PATRICIA
81008 LEESIDE COURT
FERNANDINA BEACH, FL 32037

2026

29-2N-28-0115-0001-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

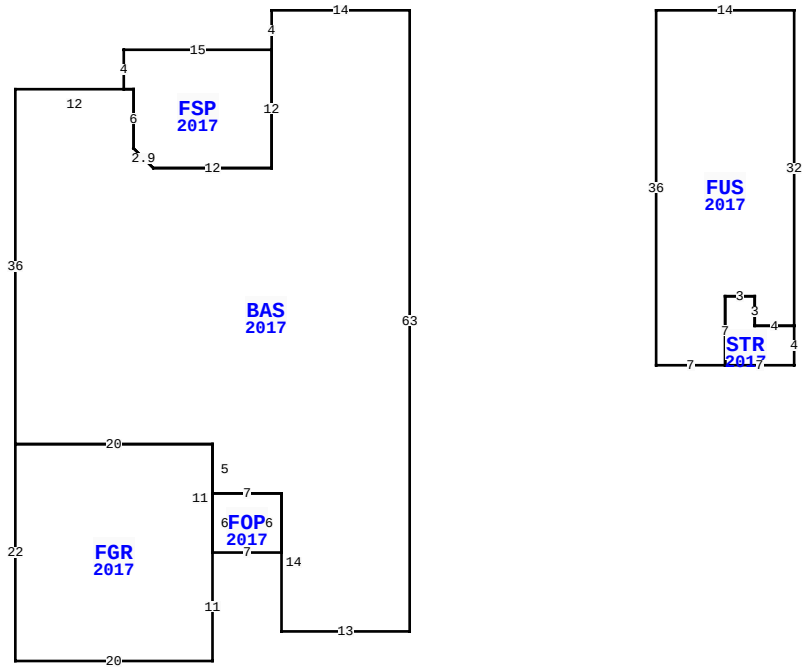
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100	2017	1,724	205,129
FGR	440	55	2017	242	28,795
FOP	42	30	2017	13	1,547
FSP	170	40	2017	68	8,091
FUS	467	100	2017	467	55,566
STR	37	10	2017	4	476
TOTALS	2,880			2,518	299,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,518	117.4320	123.30	310,469	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2018 Heated Area: 2191 HX Base Yr 2018



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

81008 LEESIDE CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		299,603
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		384,603
SOH/AGL Deduction		131,564
ASSESSED VALUE		253,039
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		201,628
TOTAL JUST VALUE		384,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633177	CO ISSUED	0	05/09/2017
B1633177	DREAM FINDER	271,519	10/10/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2327/1136	11/25/2019	QC	U	I	11	100
GRANTOR: AMARO MARIO ARIEL						
GRANTEE: AMARO BARBARA PATRI						
2119/1957	5/08/2017	WD	Q	I	01	250,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: AMARO MARIO ARIEL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 S4 FSP=[YR=2017] W15 S4 E1 S6 D2 R2 E12 N12$ S12 W12 U2 L2 N6 W12 S36 FGR=[YR=2017] S22 E20 N11 FOP=[YR=2017] E7 N6 W7 S6$ N11 W20$ E20 S5 E7 S14 E13 N63$ PTR= E25 FUS=[YR=2017] E14 S32 STR=[YR=2017] S4 W7 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ W25$.

EXTRA FEATURES

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

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		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 07/09/2026 BY SYS