

GRIFFIN NATHANIEL & MEEGHAN
81032 LEESIDE COURT
FERNANDINA BEACH, FL 32034

29-2N-28-0115-0004-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 100

Rof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms5 100

Bathrooms4 100

Frame02WOOD FRAME 100

Stories Units2. 2. 100
0 100

Occupancy00NONE 100

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0100013,434112.5390118.17405,796201720170003.5096.50

SINGLE FAM100%- 2023Heated Area: 2955HX Base Yr

Floor Plan Diagram showing areas PTO 2017, BAS 2017, FGR 2017, FUS 2017, FOP 2017.

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE391,593

TOTAL MARKET OB/XF VALUE1,940

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE478,533

SOH/AGL Deduction17,943

ASSESSED VALUE460,590

TOTAL EXEMPTION VALUE13460,590

BASE TAXABLE VALUE0

TOTAL JUST VALUE478,533

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE466,136

PERMIT NUMDESCRIPTIONAMTISSUED

C1633369C0 ISSUED012/15/2017

B1707671SCRN ENCLSRE6,22212/01/2017

B1633369NEW CONSTR374,56511/09/2016

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / V / IRSNCDSALE PRICE

2165/108512/15/2017WDQI01316,300

GRANTOR:DREAM FINDERS HOMES L

GRANTEE: GRIFFIN NATHANIEL & 2077/194310/11/2016WDDV05400,000

GRANTOR:NASSAU CONCOURSE LLC

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W20 PTO=[YR=2017] W20 S10 BAS=[YR=2017] S15
FGR=[YR=2017] S37 E21 FOP=[YR=2017] S6 E19 N6 W19\$ E1 N22 W10
N13 W9 N2 W3\$ E3 S2 E9 S13 E10 S22 E18 N52 W40\$ E20 N10\$ S10
E20 N10\$ PTR=E15 FUS=[YR=2017] E40 S52 W13 N15 W5 N7 W22
N30\$ W15\$.

LAND DESCRIPTIONTOTAL OB/XF1,940

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND UNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESTOTAL ACRESYEARDENSITYDECLFRZYRCONSRV

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REVIEW DATE07/09/2024BYKBA

Total Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000PRINTED 07/09/2026 BY SYS