LOT 5
HARBOR CONCOURSE PHASE 1
PB 8/116

CALLAWAY DAVID M & RHONDA L
81040 LEESIDE CT
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0005-0000

BUILDING CHARACTERISTICS

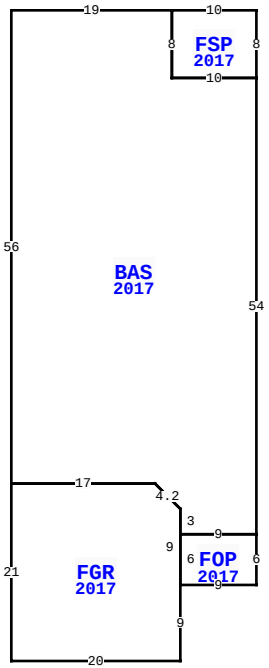
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,603	100	2017	1,603	193,037
FGR	416	55	2017	229	27,577
FOP	54	30	2017	16	1,927
FSP	80	40	2017	32	3,853
TOTALS	2,153			1,880	226,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,880	118.8495	124.79	234,605	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2021 Heated Area: 1603 HX Base Yr 2021



81040 LEESIDE 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		226,394
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		311,394
SOH/AGL Deduction		84,311
ASSESSED VALUE		227,083
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		175,672
TOTAL JUST VALUE		311,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702240	CO ISSUED	0	09/26/2017
B1702240	NEW CONSTR	205,598	03/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2420/1935	12/17/2020	WD	Q	I	02	250,000
GRANTOR: STARSMAN BRIAN D & MA						
GRANTEE: CALLAWAY DAVID M &						
2150/0050	9/29/2017	WD	Q	I	01	201,400
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: STARSMAN BRIAN D						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W10 BAS=[YR=2017] W19 S56 FGR=[YR=2017] S21 E20 N9 FOP=[YR=2017] E9 N6 W9 S6$ N9 U3 L3 W17$ E17 D3 R3 S3 E9 N54 W10 N8$ S8 E10 N8$.

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