

LOT 7
IN OR 2071/1677
HARBOR CONCOURSE PHASE 1

MONTEIRO RYAN & KASEY
81056 LEESIDE CT
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0007-0000



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 70
Interior Floo	14	CARPET 30
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
BAS	1,722	100
FGR	440	55
FOP	42	30
FOP	112	30
PTO	196	5
TOTALS	2,512	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,021	121.5249	127.60	257,880	2016	2016	0	0	0	4.00	96.00	
1 SINGLE FAM 100% - 2017 Heated Area: 1722 HX Base Yr 2017													
81056 LEESIDE CT, FERNANDINA BEACH													

NASSAU COUNTY PROPERTY		PAGE 1 of 1		4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		247,565		
TOTAL MARKET OB/XF VALUE		2,611		
TOTAL LAND VALUE - MARKET		85,000		
TOTAL MARKET VALUE		335,176		
SOH/AGL Deduction		117,260		
ASSESSED VALUE		217,916		
TOTAL EXEMPTION VALUE		HX HB 51,411		
BASE TAXABLE VALUE		166,505		
TOTAL JUST VALUE		335,176		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		328,863		

EXTRA FEATURES														81056 LEESIDE CT, FERNANDINA BEACH										INC DATE		AG DATE		04/18/2018		12/20/2017	
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														
2	0911	SCRN RM A	0	100	14	14	196.00	SF	18.00	18.00	100	2018	2018	3	74	2,611															
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