LOT 8
IN OR 2166/619
HARBOR CONCOURSE PHASE 1

NIEVES ANTHONY J & AMANDA
81064 LEESDIE CT
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0008-0000

BUILDING CHARACTERISTICS

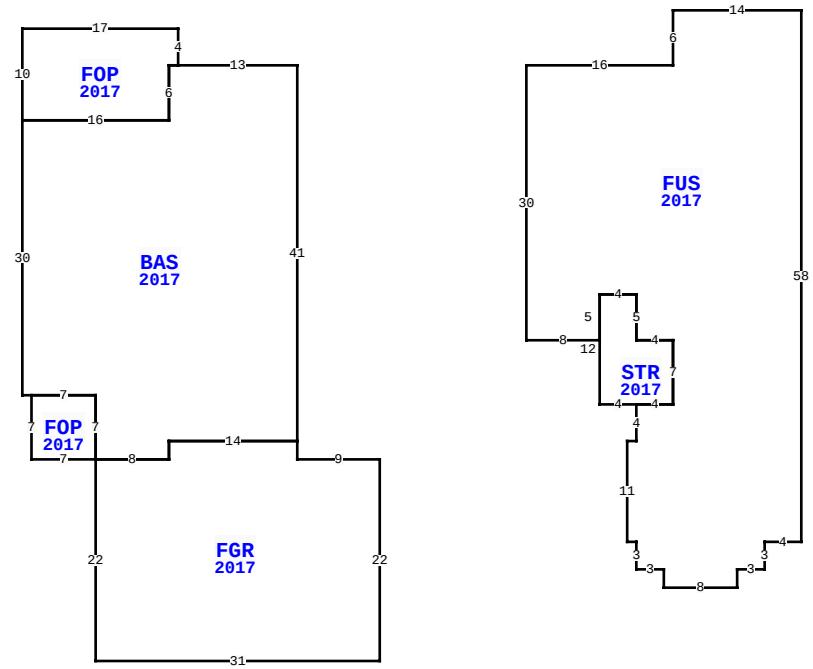
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,110	100	2017	1,110	121,661
FGR	710	55	2017	390	42,746
FOP	49	30	2017	15	1,644
FOP	164	30	2017	49	5,370
FUS	1,401	100	2017	1,401	153,557
STR	76	10	2017	8	877
TOTALS	3,510			2,973	325,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,973	108.1752	113.58	337,673	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2023 Heated Area: 2511 HX Base Yr



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

81064 LEESIDE CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		325,854
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		410,854
SOH/AGL Deduction		10,202
ASSESSED VALUE		400,652
TOTAL EXEMPTION VALUE	13	400,652
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		410,854
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633427	CO ISSUED	0	07/10/2017
B1633427	NEW CONSTR	320,548	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2166/0619	12/14/2017	WD	Q	I	01	275,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: NIEVES ANTHONY J &						
2062/1494	7/28/2016	WD	Q	V	05	500,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W13 FOP=[YR=2017] N4 W17 S10 E16 N6 E1$ W1 S6 W16 S30 E1 FOP=[YR=2017] S7 E7 FGR=[YR=2017] S22 E31 N22 W9 N2 W14 S2 W8$ N7 W7 $ E7 S7 E8 N2 E14 N41$ PTR= E25FUS=[YR=2017] E16 N6 E14 S58 W4 S3 W3 S2 W8 N2 W3 N3 W1 N11 E1 N4 STR=[YR=2017] W4 N12 E4 S5 E4 S7 W4$ E4 N7 W4 N5 W4 S5 W8 N30$ 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