LOT 12
IN OR 2064/273
HARBOR CONCOURSE PHASE 1

MOODY LUKE & SHERRY
81085 LEESIDE CT
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		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

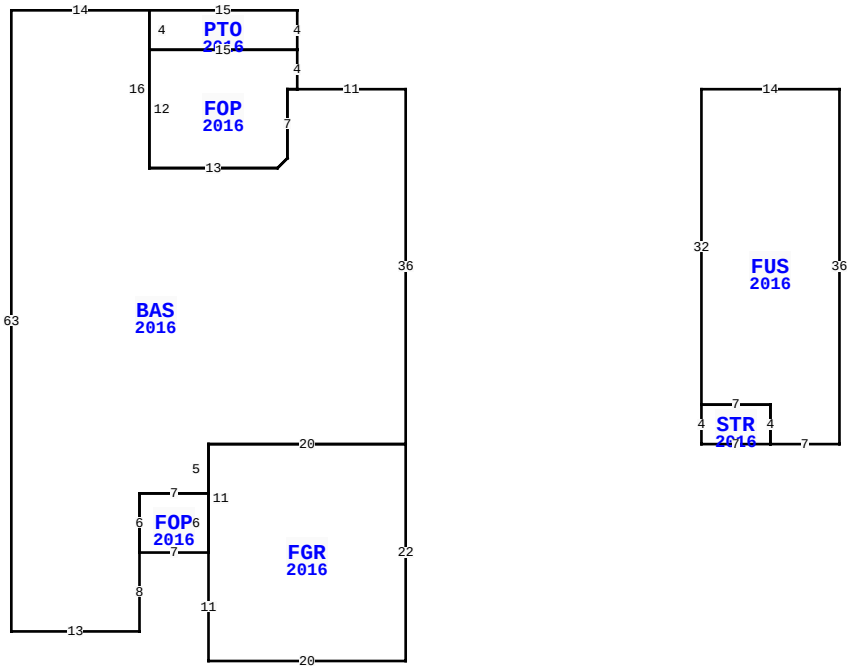
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,723	100	2016	1,723	212,004
FGR	440	55	2016	242	29,776
FOP	42	30	2016	13	1,599
FOP	172	30	2016	52	6,398
FUS	476	100	2016	476	58,569
PTO	60	5	2016	3	370
STR	28	10	2016	3	370
TOTALS	2,941			2,512	309,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,512	122.0688	128.17	321,963	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2017 Heated Area: 2199 HX Base Yr 2017



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

81085 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		309,084
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		394,084
SOH/AGL Deduction		139,004
ASSESSED VALUE		255,080
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		203,669
TOTAL JUST VALUE		394,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632063	NEW CONSTR	272,836	04/12/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2064/0273	8/05/2016	WD	Q	I	01	253,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MOODY LUKE & SHERRY						
2038/0349	4/01/2016	WD	Q	V	05	400,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W11 FOP=[YR=2016] N4 PTO=[YR=2016] N4 W15 S4 E15 $ W15 S12 E13 U1 R1 N7 E1$ W1 S7 D1 L1 W13 N16 W14 S63 E13 N8 FOP=[YR=2016] E7 FGR=[YR=2016] S11 E20 N22 W20 S11 $ N6 W7 S6 $ N6 E7 N5 E20 N36 $ PTR= E30 FUS=[YR=2016] E14 S36 W7 STR=[YR=2016] W7 N4 E7 S4 $ N4 W7 N32 $ W30 $.

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 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS