LOT 14
HARBOR CONCOURSE PHASE 1
PB 8/116

CORRELL KYLE D & TABATHA SUE
81043 LEESIDE CT
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0014-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

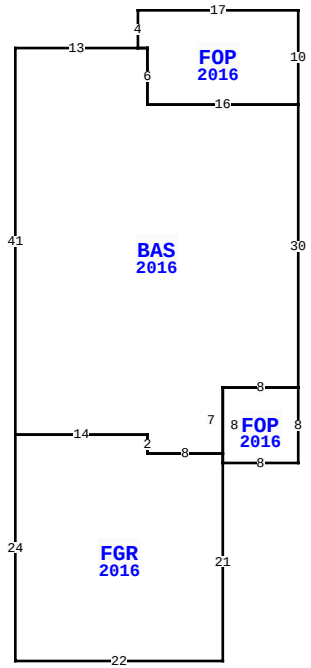
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

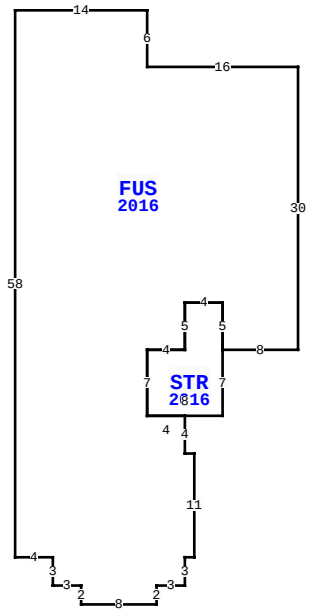
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,110	100	2016	1,110	130,419
FGR	512	55	2016	282	33,133
FOP	64	30	2016	19	2,232
FOP	164	30	2016	49	5,757
FUS	1,401	100	2016	1,401	164,609
STR	76	10	2016	8	940
TOTALS	3,327			2,869	337,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,869	116.5647	122.39	351,137	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2021 Heated Area: 2511 HX Base Yr 2021





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

81043 LEESIDE CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		337,092
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		422,092
SOH/AGL Deduction		109,566
ASSESSED VALUE		312,526
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		261,115
TOTAL JUST VALUE		422,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631725	CO ISSUED	0	10/11/2016
B1631725	NEW CONSTR	312,833	01/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2403/1049	10/26/2020	WD	Q	I	02	336,000
GRANTOR: SZATKOWSKI KYLE & LEA						
GRANTEE: CORRELL KYLE D & TA						
2093/1781	12/28/2016	WD	Q	I	01	262,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SZATKOWSKI KYLE & L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W17 S4 BAS=[YR=2016] W13 S41 FGR=[YR=2016] S24 E22 N21 FOP=[YR=2016] E8 N8 W8 S8 $N1 W8 N2 W14 $ E14 S2 E8N7 E8 N30 W16 N6 W1 $ E1 S6 E16 N10 $ PTR= E30 FUS=[YR=2016] E14 S6 E16 S30 W8 STR=[YR=2016] N5 W4 S5 W4 S7 E8 N7 $ N5 W4 S5 W4 S7 E4 S4 E1 S11 W1 S3 W3 S2 W8 N2 W3 N3 W4 N58 $ W30 $.

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS