LOT 115
HARBOR CONCOURSE PHASE 2
PB 8/162

ASLANGECINER ENDER & LINA NADINE
81511 BOATSWAIN CT
FERNANDINA BEACH, FL 32034

2026

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

BUILDING CHARACTERISTICS

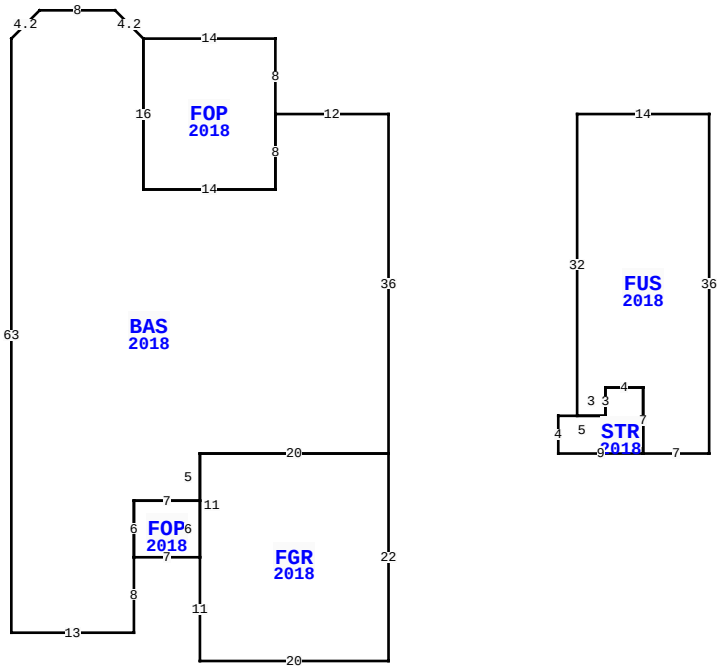
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,755	100	2018	1,755	202,365
FGR	440	55	2018	242	27,905
FOP	42	30	2018	13	1,499
FOP	224	30	2018	67	7,726
FUS	464	100	2018	464	53,502
STR	48	10	2018	5	576
TOTALS	2,973			2,546	293,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,546	113.8032	119.49	304,222	2018	2018	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2019 Heated Area: 2219 HX Base Yr 2019



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

81511 BOATSWAIN CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		293,574
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		378,574
SOH/AGL Deduction		116,029
ASSESSED VALUE		262,545
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		211,134
TOTAL JUST VALUE		378,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806080	CO ISSUED	0	12/05/2018
18006080	NEW CONSTR	291,655	06/14/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2245/1974	12/21/2018	WD	Q	I	01	279,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ASLANGECINER ENDER						
2188/0644	3/19/2018	WD	Q	V	05	420,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 FOP=[YR=2018] N8 W14 S16 E14 N8$ S8 W14 N16 U3 L3 W8 D3 L3 S63 E13 N8 FOP=[YR=2018] E7 FGR=[YR=2018] S11 E20 N22W20 S11$ N6 W7 S6$ N6 E7 N5 E20 N36$ PTR= E20 FUS=[YR=2018] E14 S36 W7 STR=[YR=2018] W9 N4 E5 N3 E4 S7$ N7 W4 S3 W3 N32$ W20$.

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	000134	C	RES POND	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS