

LOT 57
IN OR 2200/1421
HARBOR CONCOURSE PHASE 2

FLYNN STEPHEN G & JANE
81728 MAINSHEET CT
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0057-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4													
Exterior Wall	31	HARDIE BRD 100	0100	01	2,221	117.8205	106.33	236,159	2018	2018	0	0	0	1.50	98.50	VALUATION SUMMARY												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2019													Heated Area: 1909												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2019												
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 50																										
Interior Floo	14	CARPET 50																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		3 100																										
Bathrooms		2 100																										
Frame	02	WOOD FRAME 100																										
Stories	0	0 100																										
Units	0	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	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,909	100	1,909	199,939																								
FGR	420	55	231	24,194																								
FOP	48	30	14	1,467																								
FOP	224	30	67	7,017																								
TOTALS			2,601	2,221	232,617																							
EXTRA FEATURES					81728 MAINSHEET CT, FERNANDINA BEACH																							
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											
1	0810	CONCRETE A	0	100	0	0	438.00	SF	6.50	6.50	100	2018	2018	3	98	2,790												
2	0861	POOL GUNIT	0	100	25	14	350.00	SF	85.00	85.00	100	2018	2018	3	90	26,775												
3	0855	CONC PAVER	0	100	0	0	790.00	SF	10.00	10.00	100	2018	2018	3	98	7,742												
4	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2018	2018	3	95	3,283												
5	0475	VF 4 SBPL	0	100	0	0	50.00	LF	14.00	14.00	100	2018	2018	3	95	665												
6	0911	SCRN RM A	0	100	0	0	1,140.00	SF	17.50	17.50	100	2018	2018	3	86	17,157												
TOTAL OB/XF 58,412																												
LAND DESCRIPTION																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE											
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000											
REVIEW DATE 01/10/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																												

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2200/1421	5/24/2018	WD	Q	I	01	265,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FLYNN STEPHEN G & J						
2155/0761	10/26/2017	WD	Q	V	05	385,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						
BUILDING NOTES						
BUILDING DIMENSIONS						
FOP=[YR=2018] W16 BAS=[YR=2018] W24 S50 FGR=[YR=2018] S20 E21 N7 FOP=[YR=2018] E8 N6 W8 S6\$ N13 W21\$ E21 S7 E19 N43 W16 N14\$ S14 E16 N14\$.						