

LOT 58
HARBOR CONCOURSE PHASE 2
PB 8/162

SPARKMAN ANDREW WADE & KATIE
81736 MAINSHEET COURT
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0058-0000



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																							
Exterior Wall	31	HARDIE BRD 100	0100	01	2,301	119.5698	107.91	248,301	2019	2019	0	0	1.00	99.00	VALUATION BY STANDARD																							
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022												Heated Area: 2017												HX Base Yr 2022											
Roof Cover	03	COMP SHNGL 100													Tax Group: 4												Tax Dist:											
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												245,818											
Interior Floo	14	CARPET 60													TOTAL MARKET OB/XF VALUE												5,967											
Interior Floo	11	CLAY TILE 40													TOTAL LAND VALUE - MARKET												75,000											
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												326,785											
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												27,256											
Bedrooms	4	100													ASSESSED VALUE												299,529											
Bathrooms	3	100													TOTAL EXEMPTION VALUE												HX HB 50,000											
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE												249,529											
Stories	1.5	1.5 100													TOTAL JUST VALUE												326,785											
Units	0	100	NCON VALUE												0																							
Occupancy	00	NONE 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE												290,805											
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	1,658	100	1,658	177,126																																		
FGR	420	55	231	24,678																																		
FOP	42	30	13	1,389																																		
FOP	120	30	36	3,846																																		
FUS	359	100	359	38,353																																		
STR	39	10	4	428																																		
TOTALS			2,638	2,301	245,818																																	
EXTRA FEATURES					81736 MAINSHEET CT, FERNANDINA BEACH												BLD DATE 03/30/2023 NW LGL DATE																					
																	XF DATE																					
																	INC DATE																					
																	LAND DATE																					
																	AG DATE																					
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	6 3	18.00	SF	6.50	6.50	100	2019	2019	3	99	116																								
2	0810	CONCRETE A	0 100	0 0	498.00	SF	6.50	6.50	100	2019	2019	3	99	3,205																								
3	0476	VF 6 SBPL	0 100	0 0	75.00	LF	32.00	32.00	100	2020	2020	3	98	2,352																								
4	0470	VNYL GATE	0 100	0 0	1.00	UT	300.00	300.00	100	2020	2020	3	98	294																								
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
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 09/26/2019 BY KW																																						
Total Acres: 0.00					Total Land Value: 75,000					Market: 0					Agricultural: 0					Common: 75,000					PRINTED 08/02/2023 BY SYS													