



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	1,722	179,761
FGR	440	55	242	25,262
FOP	42	30	13	1,357
FOP	224	30	67	6,994
FUS	460	100	460	48,020
PTO	96	5	5	522
STR	44	10	4	418
TOTALS	3,028		2,513	262,333

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	20	3	60.00	SF	6.50	6.50	100	2019
2	0811	CONCRETE B	0 100	45	16	720.00	SF	5.20	5.20	100	2019
3	0861	POOL GUNIT	0 100	0	0	312.00	SF	85.00	85.00	100	2022
4	0911	SCRN RM A	0 100	0	0	1,280.00	SF	17.50	17.50	100	2022
5	0855	CONC PAVER	0 100	0	0	872.00	SF	10.00	10.00	100	2022
6	0855	CONC PAVER	0 100	0	0	400.00	SF	10.00	10.00	100	2022
7	0476	VF 6 SBPL	0 100	0	0	28.00	LF	32.00	32.00	100	2022
8	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2022
9	0475	VF 4 SBPL	0 100	0	0	138.00	LF	14.00	14.00	100	2022
10	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,513	117.4320	105.98	266,328	2019	2019	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2022 Heated Area: 2182 HX Base Yr 2022											

81744 MAINSHEET CT, FERNANDINA BEACH											
BLD DATE 03/30/2023 NW LGL DATE											
XF DATE											
INC DATE											
LAND DATE											
AG DATE											
TOTAL OB/XF											
70,861											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		262,333	
TOTAL MARKET OB/XF VALUE		70,861	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		408,194	
SOH/AGL Deduction		30,774	
ASSESSED VALUE		377,420	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		327,420	
TOTAL JUST VALUE		408,194	
NCON VALUE		66,768	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		304,842	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008026	ADDITION	10,000	05/24/2022
22006268	SWIM POOL	32,600	04/21/2022
C1806830	CO ISSUED	0	01/24/2019
B1806830	NEW CONSTR	292,284	09/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2512/1226	11/03/2021	WD	Q	I	02
GRANTOR: PERALES ALEJANDRO & K					403,500
GRANTEE: DRAKE TRINETTE & RO					
2251/0210	1/24/2019	WD	Q	I	02
GRANTOR: DREAM FINDERS HOMES L					299,700
GRANTEE: PERALES ALEJANDRO &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2019] W12 FOP=[YR=2019] W14 BAS=[YR=2019] W14 S63 E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S11 E20 N22 W20 S11\$ N6 W7 S6\$ N6 E7 N5 E20 N36 W12 S8 W14 N16\$ S16 E14 N16\$ S8 E12 N8\$ PTR= E20 FUS=[YR=2019] E14 S36 W7 STR=[YR=2019] W7 N4 E3 N4 E4 S8\$ N8 W4 S4 W3 N32\$ W20\$.											