

LOT 62
IN OR 2157/189
HARBOR CONCOURSE PHASE 2

MCCAVITT BARBARA A
81741 MAINSHEET COURT
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0062-0000



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	2,089	117.8205	106.33	222,123	2017	2017	0	0	2.00	98.00	VALUATION SUMMARY																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2018													Heated Area: 1822																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2018																			
Interior Wall	05	DRYWALL 100														VALUATION BY										STANDARD									
Interior Floo	11	CLAY TILE 50														Tax Group: 4										Tax Dist:									
Interior Floo	14	CARPET 50														BUILDING MARKET VALUE										217,681									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										63,177									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										75,000									
Bedrooms	3	100														TOTAL MARKET VALUE										355,858									
Bathrooms	2	100														SOH/AGL Deduction										107,262									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										248,596									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB DX 55,000									
Units	0	100														BASE TAXABLE VALUE										193,596									
Occupancy	00	NONE 100	TOTAL JUST VALUE										355,858																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										304,149																						
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	1,822	100	1,822	189,858																															
FGR	400	55	220	22,925																															
FOP	42	30	13	1,354																															
FOP	112	30	34	3,543																															
TOTALS			2,376	2,089	217,681																														
EXTRA FEATURES			81741 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	0855	CONC PAVER	0	100	0	0			364.00	SF	10.00	10.00	100	2017	2017	3	97	3,531																	
2	0855	CONC PAVER	0	100	0	0			54.00	SF	10.00	10.00	100	2017	2017	3	97	524																	
3	0476	VF 6 SBPL	0	100	0	0			240.00	LF	32.00	32.00	100	2017	2017	3	94	7,219																	
4	0470	VNYL GATE	0	100	0	0			1.00	UT	300.00	300.00	100	2017	2017	3	94	282																	
5	0911	SCRN RM A	0	100	0	0			818.00	SF	17.50	17.50	100	2019	2019	3	90	12,884																	
6	0861	POOL GUNIT	0	100	0	0			410.00	SF	85.00	85.00	100	2019	2019	3	93	32,411																	
7	0855	CONC PAVER	0	100	0	0			408.00	SF	10.00	10.00	100	2019	2019	3	99	4,039																	
8	0855	CONC PAVER	0	100	0	0			231.00	SF	10.00	10.00	100	2019	2019	3	99	2,287																	
TOTAL OB/XF			63,177																																
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																	
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			08/06/2019	BY	KW	Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																													