



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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	1.	1. 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	1,755	100	1,755	186,359
FGR	440	55	242	25,697
FOP	42	30	13	1,380
FOP	112	30	34	3,611
TOTALS	2,349		2,044	217,047

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
1	0810	CONCRETE A	0	0	0	426.00	SF	6.50	6.50	100	2019	2019	3

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
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	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	2,044	118.8495	107.26	219,239	2019	2019	0	0	0	1.00	99.00	
1 SINGLE FAM - 0% - 0 Heated Area: 1755 HX Base Yr													
BAS 2019													
FOP 2019													
FGR 2019													

81733 MAINSHEET CT, FERNANDINA BEACH													
BLD DATE 03/30/2023 NW LGL DATE													
XF DATE LAND DATE													
INC DATE AG DATE													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		217,047	
TOTAL MARKET OB/XF VALUE		2,741	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		294,788	
SOH/AGL Deduction		5,611	
ASSESSED VALUE		289,177	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		289,177	
TOTAL JUST VALUE		294,788	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		262,888	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900113	CO ISSUED	0	04/26/2019
B1900113	NEW CONSTR	235,921	01/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2528/1345	12/28/2021	WD	Q	I	01	384,700
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: FKH SFR PROPCO I LP						
2487/1698	8/11/2021	WD	U	I	37	360,500
GRANTOR: TOLBERT J JASON & MEG						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2019] W12 FOP=[YR=2019] W14 S8 E14 N8\$ S8 W14 N16 U3 L3 W8 D3 L3 S63 E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S11 E20 N22 W20 S11\$ N6 W7 S6\$ N6 E7 N5 E20 N36\$.													