LOT 56
HARBOR CONCOURSE PHASE 2
PB 8/162

FERCH JAXSON D/GUARDIAN
C/O CYNTHIA A FERCH- GUARDIAN, 81720 MAINSHEET CT
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0056-0000

BUILDING CHARACTERISTICS

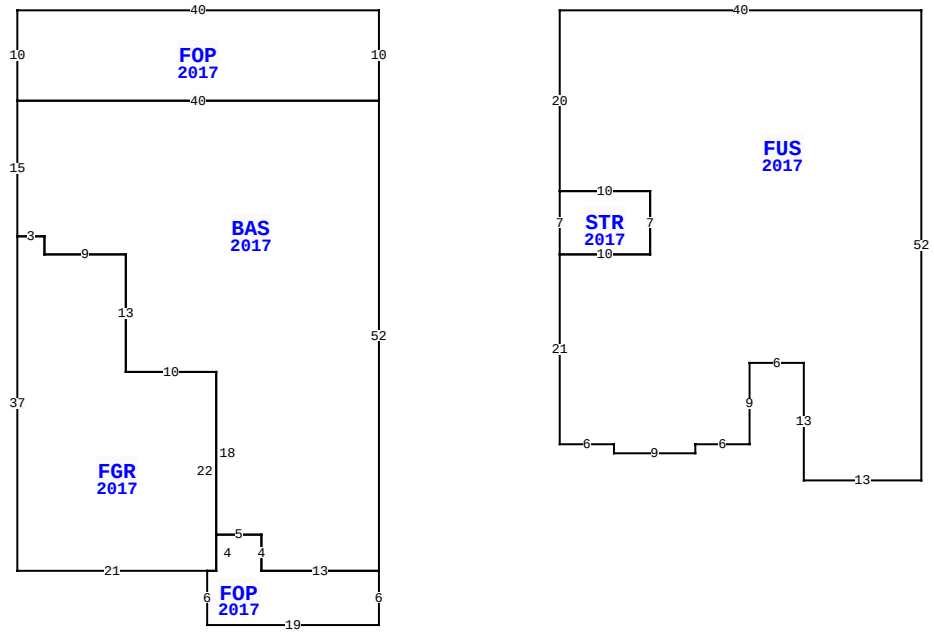
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,414	100	1,414	144,069
FGR	646	55	355	36,171
FOP	134	30	40	4,076
FOP	400	30	120	12,227
FUS	1,857	100	1,857	189,206
STR	70	10	7	714
TOTALS	4,521		3,793	386,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,793	109.9980	104.50	396,368	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 0 Heated Area: 3271 HX Base Yr



BLD DATE	03/30/2023 NW
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

81720 MAINSHEET CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		386,459
TOTAL MARKET OB/XF VALUE		67,008
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		528,467
SOH/AGL Deduction		189,401
ASSESSED VALUE		339,066
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		289,066
TOTAL JUST VALUE		528,467
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000987	SOLAR PANELS	24,969	01/28/2021
18008853	SCRN ENCLSR	30,592	08/29/2018
B1807313	SWIM POOL	36,000	07/18/2018
C1705394	CO ISSUED	0	01/05/2018
B1705394	NEW CONSTR	415,829	06/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2515/1453	11/12/2021	PR	U	I	19	100
GRANTOR: BALLOG CINDY P/R OF D						
GRANTEE: FERCH CYNTHIA A GUA						
2526/1717	10/20/2021	FJ	U	I	11	0
GRANTOR: FERCH DAVID C EST						
GRANTEE: FERCH JAXSON D						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W40 S10 BAS=[YR=2017] S15 FGR=[YR=2017] S37 E21 FOP=[YR=2017] S6 E19 N6 W13 N4 W5 S4 W1$ E1 N22 W10 N13 W9 N2 W3$ E3 S2 E9 S13 E10 S18 E5 S4 E13 N52 W40$ E40 N10$ PTR= E20 FUS=[YR=2017] E40 S52 W13 N13 W6 S9 W6 S1 W9 N1 W6 N21 STR=[YR=2017] N7 E10 S7 W10$ E10 N7 W10 N20$ W20$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	0	0	686.00	SF	5.20	5.20	100	2017	2017	3	97	3,460	
2	0861	POOL GUNIT	0	100	30	16	480.00	SF	85.00	85.00	100	2018	2018	3	87	35,496	
3	0855	CONC PAVER	0	100	0	0	880.00	SF	10.00	10.00	100	2018	2018	3	97	8,536	
4	0911	SCRN RM A	0	100	40	34	1,360.00	SF	17.50	17.50	100	2018	2018	3	82	19,516	

LAND DESCRIPTION

TOTAL OB/XF 67,008

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		PUD	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 08/06/2024 BY SYS