

LOT 57
IN OR 2200/1421
HARBOR CONCOURSE PHASE 2

FLYNN STEPHEN G & JANE
81728 MAINSHEET CT
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0057-0000



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	2,221	117.8205	111.93	248,597	2018	2018	0	0	2.00	98.00	VALUATION SUMMARY																							
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2019												Heated Area: 1909												HX Base Yr 2019											
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	0	0 100																																				
Units	0	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	1,909	100	1,909	209,401																																		
FGR	420	55	231	25,339																																		
FOP	48	30	14	1,536																																		
FOP	224	30	67	7,349																																		
TOTALS			2,601	2,221	243,625																																	
EXTRA FEATURES										81728 MAINSHEET CT, FERNANDINA BEACH										BLD DATE 03/30/2023 NW LGL 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	0	0	438.00	SF	6.50	6.50	100	2018	2018	3	97	2,762																						
2	0861	POOL GUNIT	0	100	25	14	350.00	SF	85.00	85.00	100	2018	2018	3	87	25,883																						
3	0855	CONC PAVER	0	100	0	0	790.00	SF	10.00	10.00	100	2018	2018	3	97	7,663																						
4	0476	VF 6 SBPL	0	100	0	0	108.00	LF	32.00	32.00	100	2018	2018	3	94	3,249																						
5	0475	VF 4 SBPL	0	100	0	0	50.00	LF	14.00	14.00	100	2018	2018	3	94	658																						
6	0911	SCRN RM A	0	100	0	0	1,140.00	SF	17.50	17.50	100	2018	2018	3	82	16,359																						
TOTAL OB/XF																	56,574																					
LAND DESCRIPTION										TOTAL OB/XF																												
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		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																																						