



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
BAS	1,722	100
FGR	440	55
FOP	42	30
FOP	224	30
FUS	460	100
PTO	96	5
STR	44	10
TOTALS	3,028	2,513

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	111.56	280,350	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2022 Heated Area: 2182 HX Base Yr 2022											
BLD DATE	03/30/2023					NW	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

81744 MAINSHEET CT, FERNANDINA BEACH

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	100	20	3	60.00	SF	6.50	6.50	100	2019	2019	3
2	0811	CONCRETE B	0	100	45	16	720.00	SF	5.20	5.20	100	2019	2019	3
3	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2022	2022	3
4	0911	SCRN RM A	0	100	0	0	1,280.00	SF	17.50	17.50	100	2022	2022	3
5	0855	CONC PAVER	0	100	0	0	872.00	SF	10.00	10.00	100	2022	2022	3
6	0855	CONC PAVER	0	100	0	0	400.00	SF	10.00	10.00	100	2022	2022	3
7	0476	VF 6 SBPL	0	100	0	0	28.00	LF	32.00	32.00	100	2022	2022	3
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3
9	0475	VF 4 SBPL	0	100	0	0	138.00	LF	14.00	14.00	100	2022	2022	3
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3

LAND DESCRIPTION										TOTAL OB/XF										69,526									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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												