



BUILDING CHARACTERISTICS			CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	100		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	60		
Interior Floor	14	CARPET	40		
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	1,658	100	1,658	189,656	
FGR	420	55	231	26,424	
FOP	42	30	13	1,487	
FOP	120	30	36	4,118	
TOTALS	2,240		1,938	221,684	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,938	122.2452	116.13	225,060	2019	2019	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2024 Heated Area: 1658 HX Base Yr 2024											
81752 MAINSHEET CT, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				221,684			
TOTAL MARKET OB/XF VALUE				6,661			
TOTAL LAND VALUE - MARKET				75,000			
TOTAL MARKET VALUE				303,345			
SOH/AGL Deduction				0			
ASSESSED VALUE				303,345			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				253,345			
TOTAL JUST VALUE				303,345			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				293,448			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	115
2	0810	CONCRETE A	0	100	0	0	476.00	SF	6.50	6.50	3,032
3	0476	VF 6 SBPL	0	100	105	0	105.00	LF	32.00	32.00	3,226
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	288

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	75,000.00	75,000.00	75,000								