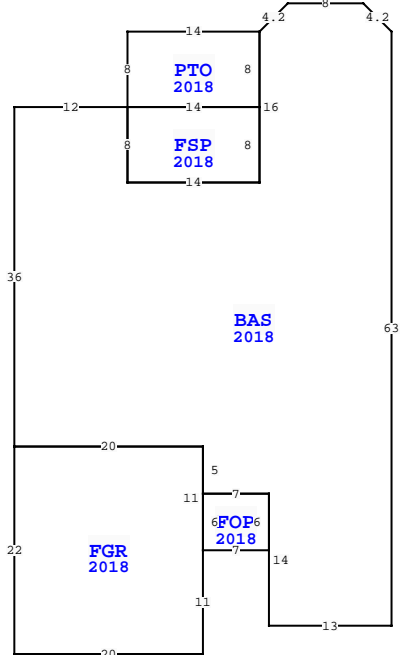


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	70
Interior Floo	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	YEAR
BAS	1,755	100	2018
FGR	440	55	2018
FOP	42	30	2018
FSP	112	40	2018
PTO	112	5	2018
TOTALS	2,461		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	- 100%	- 2020	114.2190	114.22	235,407	2018	2018	0	0	2.50	97.50
					Heated Area: 1755	HX Base Yr 2020						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		229,522	
TOTAL MARKET OB/XF VALUE		4,197	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		318,719	
SOH/AGL Deduction		99,910	
ASSESSED VALUE		218,809	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		168,087	
TOTAL JUST VALUE		318,719	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		298,363	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1808862	CO ISSUED	0	12/31/2018
18008862	NEW CONSTR	232,666	08/29/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2246/1973	12/28/2018	WD	Q	I	01	252,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BALLHEIMER BRENDA L						
2211/0472	7/19/2018	WD	Q	V	05	240,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

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	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0			5.20	100	2018	2018	3	97	4,197	

BLD DATE		03/30/2023	NW	LGL DATE	04/23/2025	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
81712 MAINSHEET CT, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2018] U3 L3 W8 D3 L3 PTO=[YR=2018] W14 S8	
FSP=[YR=2018] S8 E14 N8 W14\$ E14 N8\$ S16 W14 N8 W12 S36	
FGR=[YR=2018] S22 E20 N11 FOP=[YR=2018] E7 N6 W7 S6\$ N11 W20\$	
E20 S5 E7 S14 E13 N63\$.	

LAND DESCRIPTION		TOTAL OB/XF															4,197							
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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							