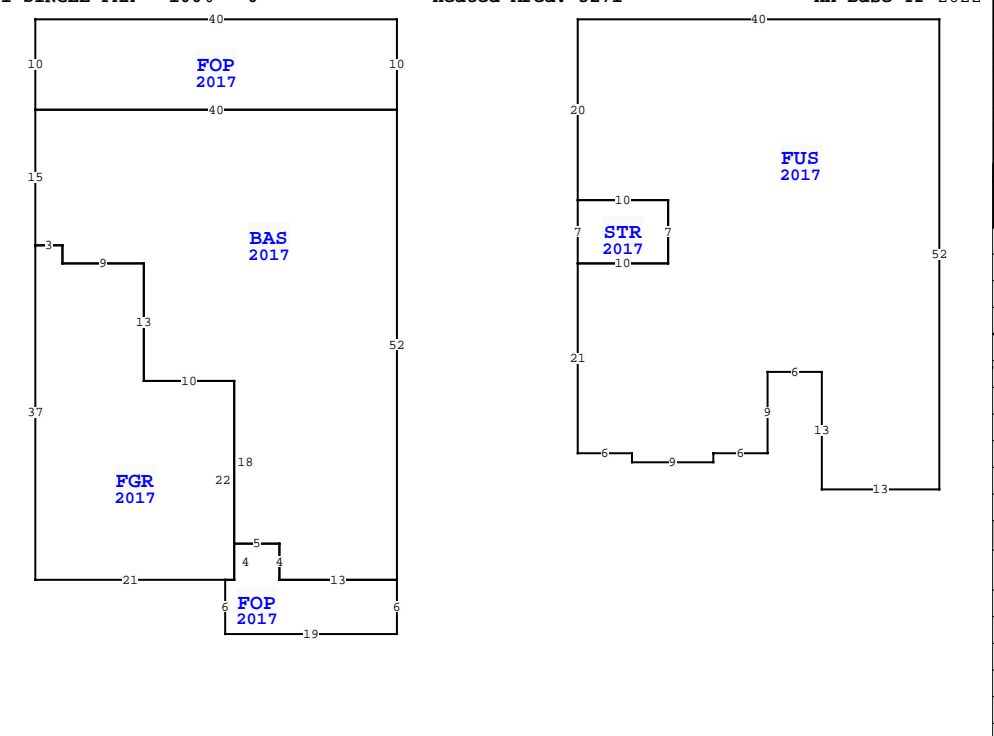




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	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

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	110.00	417,230	2017	2017	0	0	0	3.00	97.00



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	2017	1,414	150,874
FGR	646	55	2017	355	37,879
FOP	134	30	2017	40	4,268
FOP	400	30	2017	120	12,804
FUS	1,857	100	2017	1,857	198,142
STR	70	10	2017	7	747
TOTALS	4,521			3,793	404,713

NASSAU COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		404,713
TOTAL MARKET OB/XF VALUE		64,797
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		554,510
SOH/AGL Deduction		205,611
ASSESSED VALUE		348,899
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		298,177
TOTAL JUST VALUE		554,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		528,467

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

EXTRA FEATURES 81720 MAINSHEET CT, FERNANDINA BEACH

BLD DATE	03/30/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/23/2025
INC 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	0811	CONCRETE B	0 100	0 0	686.00	SF	5.20	5.20	100	2017	2017	3	96	3,425	
2	0861	POOL GUNIT	0 100	30 16	480.00	SF	85.00	85.00	100	2018	2018	3	84	34,272	
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	78	18,564	

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\$.

LAND DESCRIPTION		TOTAL OB/XF 64,797																						
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							