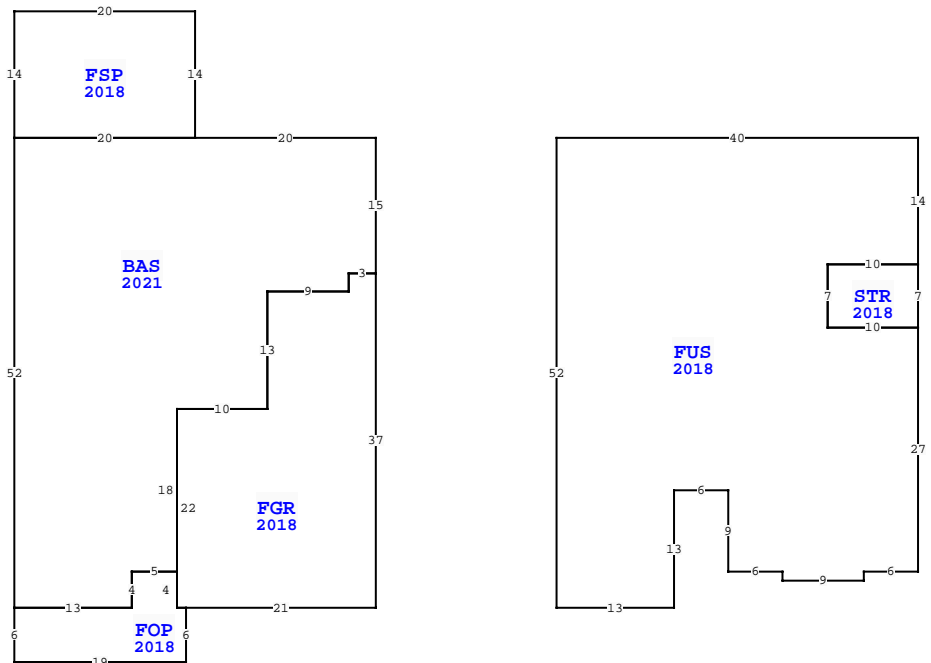


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	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	1,414	100	2021
FGR	646	55	2018
FOP	134	30	2018
FSP	280	40	2018
FUS	1,857	100	2018
STR	70	10	2018
TOTALS	4,401		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,785	106.0290	106.03	401,324	2018	2018	0	0	2.50	97.50
1 SINGLE FAM - 100% - 2025										Heated Area: 3271	HX Base Yr 2025



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			391,291
TOTAL MARKET OB/XF VALUE			47,357
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			523,648
SOH/AGL Deduction			38,383
ASSESSED VALUE			485,265
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			434,543
TOTAL JUST VALUE			523,648
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			496,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2006620	SWIM POOL	45,000	10/01/2020
18008165	CO ISSUED	0	08/09/2018
B1802857	NEW CONSTR	438,845	03/20/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/395	4/15/2024	WD Q	Q	I	01	622,500
GRANTOR: MARSHALL JOHN B & KIM						
GRANTEE: VARNADOE STEPHEN MC						
2539/1933	2/15/2022	WD Q	Q	I	02	560,000
GRANTOR: OP SPE TPAI LLC						
GRANTEE: MARSHALL JOHN B & K						

EXTRA FEATURES															BLD DATE		LGL 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	INC DATE	AG DATE
1	0811	CONCRETE B	0	100	0	0	506.00	SF	5.20	5.20	100	2018	2018	3	97	2,552		03/30/2023	NW
2	0476	VF 6 SBPL	0	100	0	0	66.00	LF	32.00	32.00	100	2018	2018	3	92	1,943		04/23/2025	MLU
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	92	552			
4	0462	ST/AL FNC	0	100	120	0	480.00	SF	10.00	10.00	100	2021	2021	3	93	4,464			
5	0861	POOL GUNIT	0	100	26	14	364.00	SF	85.00	85.00	100	2021	2021	3	93	28,774			
6	0857	SANDSTONE/	0	100	0	0	567.00	SF	16.00	16.00	100	2021	2021	3	100	9,072			
TOTALS																	TOTAL OB/XF		47,357

BUILDING NOTES									
81749 MAINSHEET CT, FERNANDINA BEACH									

BUILDING DIMENSIONS									
BAS=[YR=2021] W20 FSP=[YR=2018] N14 W20 S14 E20\$ W20 S52 FOP=[YR=2018] S6 E19N6 FGR=[YR=2018] E21 N37 W3 S2 W9 S13 W10 S22 E1\$ W1 N4 W5 S4 W13\$ E13 N4 E5 N18 E10 N13 E9 N2 E3N15 \$ PTR=E20 FUS=[YR=2018] E40 S14 STR=[YR=2018] S7 W10 N7 E10\$ W10 S7 E10 S27 W6 S1 W9 N1 W6 N9 W6 S13 W13 N52\$ W20\$.									

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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							