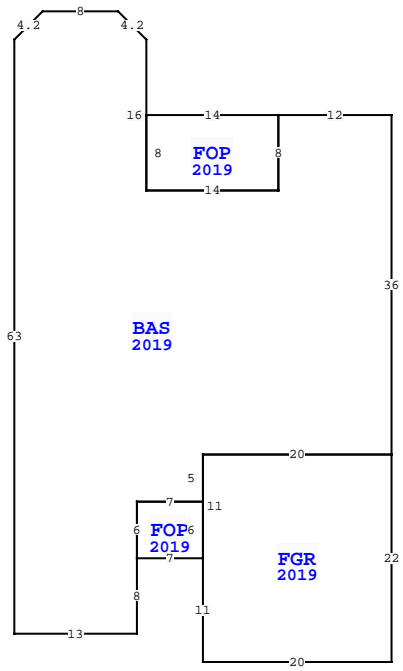


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	YEAR
BAS	1,755	100	2019
FGR	440	55	2019
FOP	42	30	2019
FOP	112	30	2019
TOTALS	2,349		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,044	118.8495	118.85	242,929	2019	2019	0	0	2.00	98.00	
1 SINGLE FAM - 0% - 0 Heated Area: 1755 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			238,070
TOTAL MARKET OB/XF VALUE			2,686
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			325,756
SOH/AGL Deduction			0
ASSESSED VALUE			325,756
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			325,756
TOTAL JUST VALUE			325,756
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			305,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900113	CO ISSUED	0	04/26/2019
B1900113	NEW CONSTR	235,921	01/09/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2528/1345	12/28/2021	WD Q	Q	I	01	384,700
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: FKH SFR PROPCO I LP						
2487/1698	8/11/2021	WD U	U	I	37	360,500
GRANTOR: TOLBERT J JASON & MEG						
GRANTEE: OPENDOOR PROPERTY T						

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
1	0810	CONCRETE A	0	0	0	426.00	SF	6.50	6.50	100	2019	2019
81733 MAINSHEET CT, FERNANDINA BEACH												
BLD DATE 03/30/2023 NW LGL DATE 04/23/2025 MLU												
XF DATE												
INC DATE												

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2019] W12 FOP=[YR=2019] W14 S8 E14 N8\$ S8 W14 N16
 U3 L3 W8 D3 L3 S63 E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019]
 S11 E20 N22 W20 S11\$ N6 W7 S6\$ N6 E7 N5 E20 N36\$.

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000								