LOT 55
IN OR 2246/1973
HARBOR CONCOURSE PHASE 2

BALLHEIMER BRENDA LOUISE
81712 MAINSHEET COURT
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0055-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

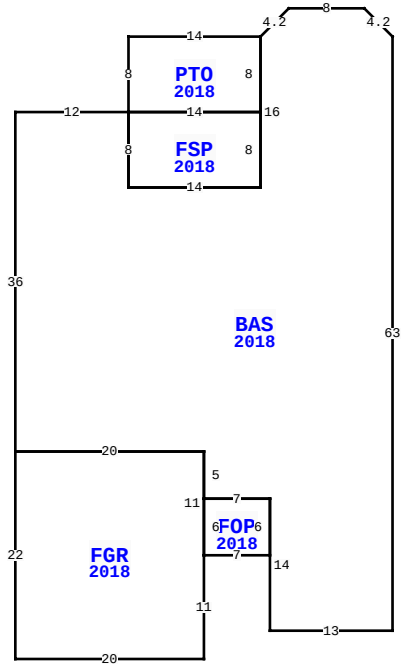
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,755	100	2018	1,755	204,163
FGR	440	55	2018	242	28,152
FOP	42	30	2018	13	1,512
FSP	112	40	2018	45	5,235
PTO	112	5	2018	6	698
TOTALS	2,461			2,061	239,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,061	114.2190	119.93	247,176	2018	2018	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2020 Heated Area: 1755 HX Base Yr 2020



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

81712 MAINSHEET CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		239,761
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		324,761
SOH/AGL Deduction		100,044
ASSESSED VALUE		224,717
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,306
TOTAL JUST VALUE		324,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,719

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						

BUILDING NOTES

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$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS