LOT 57
IN OR 2200/1421
HARBOR CONCOURSE PHASE 2

FLYNN STEPHEN G & JANE
81728 MAINSHEET CT
FERNANDINA BEACH, FL 32034

**2026**

**29-2N-28-0115-0057-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| 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 | | 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 |

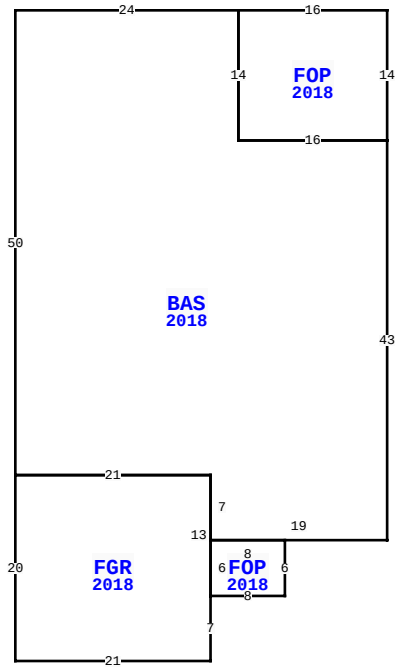
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,909 | 100 | 2018 | 1,909 | 229,077 |
| FGR | 420 | 55 | 2018 | 231 | 27,720 |
| FOP | 48 | 30 | 2018 | 14 | 1,680 |
| FOP | 224 | 30 | 2018 | 67 | 8,040 |
| TOTALS | 2,601 | | | 2,221 | 266,517 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,221 | 117.8205 | 123.71 | 274,760 | 2018 | 2018 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SINGLE FAM 100% - 2025 Heated Area: 1909 HX Base Yr




81728 MAINSHEET CT, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 266,517 |
| TOTAL MARKET OB/XF VALUE | | 62,685 |
| TOTAL LAND VALUE - MARKET | | 85,000 |
| TOTAL MARKET VALUE | | 414,202 |
| SOH/AGL Deduction | | 8,603 |
| ASSESSED VALUE | | 405,599 |
| TOTAL EXEMPTION VALUE | 13 | 405,599 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 414,202 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 394,936 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18008875 | SCRN ENCLSR | 26,768 | 08/29/2018 |
| B1804856 | SWIM POOL | 41,000 | 07/01/2018 |
| 18005126 | CO ISSUED | 0 | 05/21/2018 |
| B1710972 | NEW CONSTR | 247,719 | 12/11/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2200/1421 | 5/24/2018 | WD | Q | I | 01 | 265,700 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: FLYNN STEPHEN G & J | | | | | | |
| 2155/0761 | 10/26/2017 | WD | Q | V | 05 | 385,000 |
| GRANTOR: NASSAU CONCOURSE LLC | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2018] W16 BAS=[YR=2018] W24 S50 FGR=[YR=2018] S20 E21 N7 FOP=[YR=2018] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$.

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0860 | POOL/SPA | 0 | 100 | 25 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2018 | 2018 | 04 | 95 | 47,500 | |
| 6 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 1,140.00 | SF | 18.00 | 18.00 | 100 | 2018 | 2018 | 3 | 74 | 15,185 | |

## LAND DESCRIPTION

TOTAL OB/XF 62,685

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | 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