LOT 59
HARBOR CONCOURSE PHASE 2
PB 8/162

CRAFT KENNETH LANE & ANGELA KAY
81744 MAINSHEET CT
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0059-0000

BUILDING CHARACTERISTICS

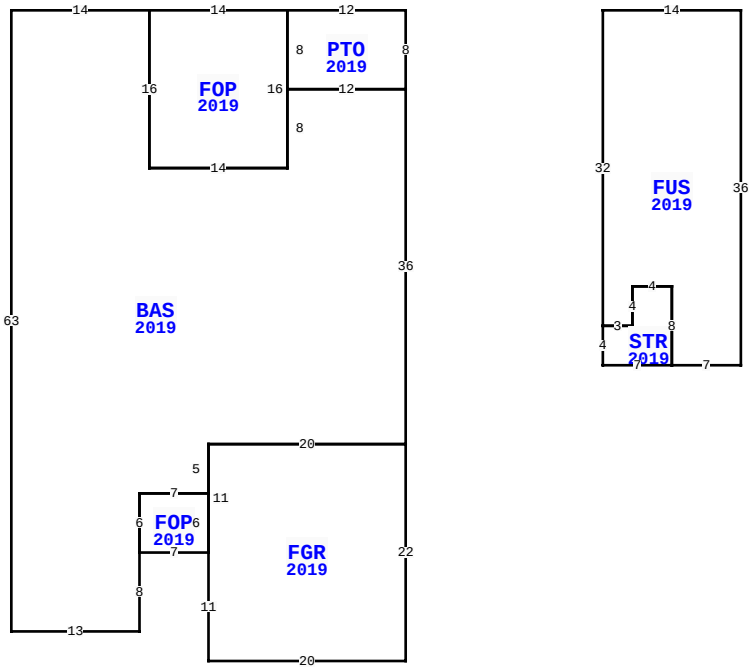
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,722	100	2019	1,722	206,137
FGR	440	55	2019	242	28,969
FOP	42	30	2019	13	1,556
FOP	224	30	2019	67	8,020
FUS	460	100	2019	460	55,066
PTO	96	5	2019	5	598
STR	44	10	2019	4	479
TOTALS	3,028			2,513	300,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,513	117.5328	123.41	310,129	2019	2019	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2026 Heated Area: 2182 HX Base Yr 2026



81744 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		300,825
TOTAL MARKET OB/XF VALUE		70,736
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		456,561
SOH/AGL Deduction		157,651
ASSESSED VALUE		298,910
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		247,499
TOTAL JUST VALUE		456,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008026	ADDITION	10,000	05/24/2022
22006268	SWIM POOL	32,600	04/21/2022
C1806830	CO ISSUED	0	01/24/2019
B1806830	NEW CONSTR	292,284	09/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2829/1985	11/04/2025	WD	Q	I	02	583,000
GRANTOR: RAMSEY MICHAEL AARON						
GRANTEE: CRAFT KENNETH LANE						
2772/244	3/05/2025	WD	Q	I	01	575,000
GRANTOR: CLARK TRUST						
GRANTEE: RAMSEY MICHAEL AARO						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] W12 FOP=[YR=2019] W14 BAS=[YR=2019] W14 S63 E13 N8 FOP=[YR=2019] E7 FGR=[YR=2019] S11 E20 N22 W20 S11$ N6 W7 S6$ N6 E7 N5 E20 N36 W12 S8 W14 N16$ S16 E14 N16$ S8 E12 N8$ PTR= E20 FUS=[YR=2019] E14 S36 W7 STR=[YR=2019] W7 N4 E3 N4 E4 S8$ N8 W4 S4 W3 N32$ W20$.

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	
4	0911	SCRN RM A	0	100	0	0	1,280.00	SF	18.00	18.00	100	2022	2022	3	90	20,736	

LAND DESCRIPTION

TOTAL OB/XF 70,736

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