LOT 60
HARBOR CONCOURSE PHASE 2
PB 8/162

BROUGHTON CATHY M
81752 MAINSHEET CT
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0060-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

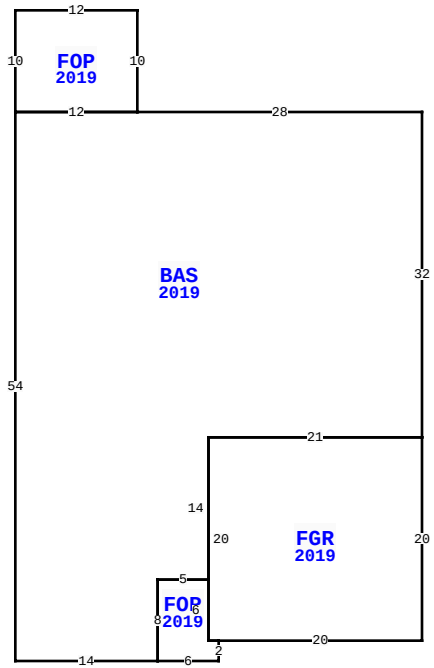
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	2019	1,658	207,500
FGR	420	55	2019	231	28,910
FOP	42	30	2019	13	1,627
FOP	120	30	2019	36	4,505
TOTALS	2,240			1,938	242,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,938	122.2452	128.36	248,762	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM 100% - 2024 Heated Area: 1658 HX Base Yr 2024



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

81752 MAINSHEET CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,543
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		327,543
SOH/AGL Deduction		6,973
ASSESSED VALUE		320,570
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		269,159
TOTAL JUST VALUE		327,543
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1902897	CO ISSUED	0	08/14/2019
B1902897	NEW CONSTR	227,134	03/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/1199	1/23/2023	WD	Q	I	01	385,000
GRANTOR: MCCLAY SAMUEL J & TAY						
GRANTEE: BROUGHTON CATHY M						
2390/0526	9/04/2020	WD	Q	I	02	285,000
GRANTOR: HAMMOND ADAM JACOB &						
GRANTEE: MCCLAY SAMUEL J & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W28 FOP=[YR=2019] N10 W12 S10 E12$ W12 S54 E14 FOP=[YR=2019] E6 N2 FGR=[YR=2019] E20 N20 W21 S20 E1$ W1 N6 W5 S8$ N8 E5 N14 E21 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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