



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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
BAS	1,414	100
FGR	646	55
FOP	134	30
FSP	280	40
FUS	1,857	100
STR	70	10
TOTALS	4,401	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,785	106.0290	111.33	421,384	2018	2018	0	0	3.00	97.00
1 SINGLE FAM			100% - 2025			Heated Area: 3271			HX Base Yr 2025		

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				408,742		
TOTAL MARKET OB/XF VALUE				50,000		
TOTAL LAND VALUE - MARKET				85,000		
TOTAL MARKET VALUE				543,742		
SOH/AGL Deduction				45,375		
ASSESSED VALUE				498,367		
TOTAL EXEMPTION VALUE		HX HB		51,411		
BASE TAXABLE VALUE				446,956		
TOTAL JUST VALUE				543,742		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				523,648		

TOTALS		4,401				3,785		408,742		81749 MAINSHEET CT, FERNANDINA BEACH										XF DATE				LAND DATE		04/23/2025		MLU			
																				INC DATE						AG DATE					
L	OB/XF			DESCRIPTION	BLD	CAP	L	W	UNITS		UT	Adj R		ADJ UNIT PRICE		ORIG	YEAR	YEAR		Q	%	OB/XF MKT		NOTES							
N	CODE															COND	ON	ACTUAL			COND	VALUE									
5	0860			POOL/SPA	0	100	26	0	1.00		UT	50,000.00		50,000.00		100	2021	2021		04	100	50,000									