LOT 62
IN OR 2157/189
HARBOR CONCOURSE PHASE 2

MCCAVITT BARBARA A
81741 MAINSHEET COURT
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0062-0000

NASSAU COUNTY PROPERTY

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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

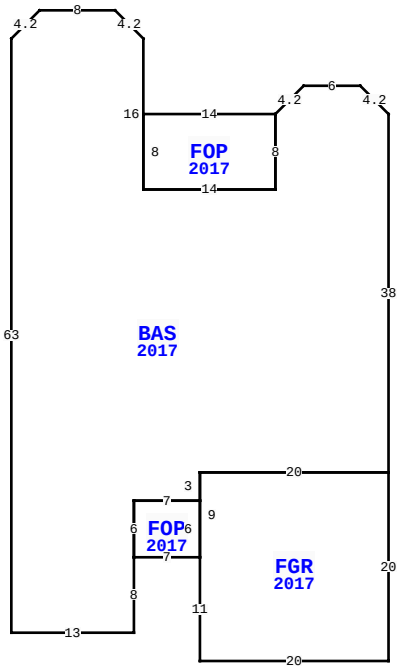
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,822	100	2017	1,822	217,511
FGR	400	55	2017	220	26,263
FOP	42	30	2017	13	1,552
FOP	112	30	2017	34	4,059
TOTALS	2,376			2,089	249,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,089	117.8205	123.71	258,430	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2018 Heated Area: 1822 HX Base Yr 2018



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

81741 MAINSHEET CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		249,385
TOTAL MARKET OB/XF VALUE		58,985
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		393,370
SOH/AGL Deduction		122,776
ASSESSED VALUE		270,594
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		214,183
TOTAL JUST VALUE		393,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011384	SWIM POOL	10	11/14/2018
18002846	SCRN ENCLSRE	4,015	04/10/2018
C1702335	CO ISSUED	0	10/31/2017
B1702335	NEW CONSTR	228,847	03/22/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2157/0189	10/30/2017	WD	Q	I	02	267,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MCCAVITT BARBARA A						
2103/0397	2/23/2017	WD	Q	V	05	220,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W6 D3 L3 FOP=[YR=2017] W14 S8 E14 N8$ S8 W14 N16 U3 L3 W8 D3 L3 S63 E13 N8 FOP=[YR=2017] E7 FGR=[YR=2017] S11 E20 N20 W20 S9$ N6 W7 S6$ N6 E7 N3 E20 N38$.

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
5	0911	SCRN RM A	0	100	0	0	818.00	SF	18.00	18.00	100	2019	2019	3	78	11,485	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 58,985

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