

LOT 75
PT OR 2046/1181
HARBOR CONCOURSE PHASE 1

PITCHERALLE JOSEPH D JR
86805 SLOOP CT
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0075-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	1,544	155,004
FGR	693	55	381	38,249
FOP	60	30	18	1,807
FOP	240	30	72	7,228
FUS	1,451	100	1,451	145,667

TOTALS 3,988 3,466 347,956

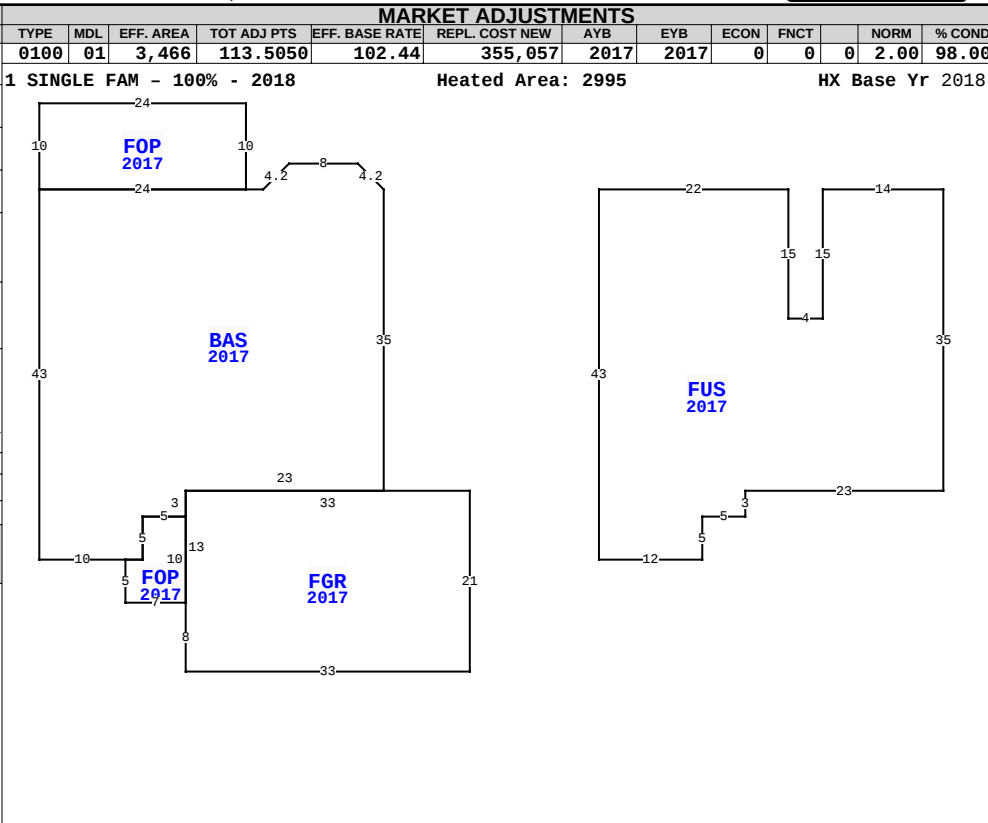
EXTRA FEATURES

L N	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
1	0810	CONCRETE A	0	100	0	0	62.00	SF	6.50	6.50	100	2017	2017	3	97	391	
2	0811	CONCRETE B	0	100	0	0	969.00	SF	5.20	5.20	100	2017	2017	3	97	4,888	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	94	564	
4	0476	VF 6 SBPL	0	100	0	0	230.00	LF	32.00	32.00	100	2017	2017	3	94	6,918	
5	0861	POOL GUNIT	0	100	32	14	448.00	SF	85.00	85.00	100	2017	2017	3	87	33,130	
6	0845	KOOL DECK	0	100	108	4	432.00	SF	7.25	7.25	100	2017	2017	3	97	3,038	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/05/2017 BY KW



86805 SLOOP CT, FERNANDINA BEACH

BLD DATE	03/30/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										347,956	
TOTAL MARKET OB/XF VALUE										50,889	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										473,845	
SOH/AGL Deduction										145,016	
ASSESSED VALUE										328,829	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										278,829	
TOTAL JUST VALUE										473,845	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										415,060	
PERMIT NUM										ISSUED	
B1704070										05/08/2017	
B1632971										03/02/2017	
B1632971										08/01/2016	
SALES DATA											
OFF RECORD Number										DATE	
2416/0022										11/10/2020	
TYPE INST										Q U	
V I										I I	
RSN CD										11	
SALE PRICE										100	
GRANTOR: ALMELA JODI M A/K/A J											
GRANTEE: PITCHERALLE JOSEPH											
2107/1734										3/03/2017	
WD Q I 01										318,500	
GRANTOR: DREAM FINDERS HOMES L											
GRANTEE: PITCHERALLE JOSEPH											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2017] L3 U3 W8 D3 L3 W2 FOP=[YR=2017] N10 W24											
S10 E24\$ W24 S43 E10 FOP=[YR=2017] S5 E7 FGR=[YR=2017] S8											
E33 N21 W33 S13\$ N10 W5 S5 W2\$ E2 N5 E5 N3E23 N35 PTR=E25											
FUS=[YR=2017] E22 S15 E4 N15 E14 S35 W23 S3 W5 S5 W12 N43\$											
W25\$.											

TOTAL OB/XF																						50,889									
LOC	ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
		0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																			

Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS