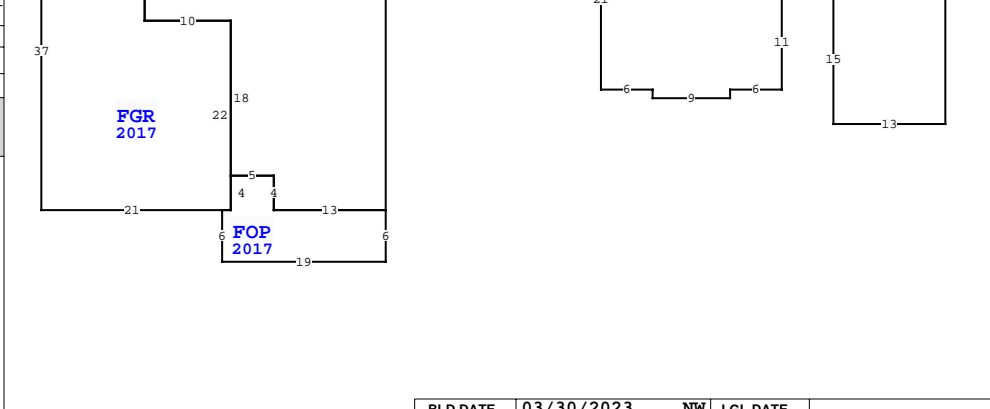


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	90
Roof Cover	12	MODULAR MT	10
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	2.	2.100	
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,724	109.9035	99.19	369,384	2017	2017	0	0	0	2.00	98.00	
1 SINGLE FAM - 100% - 2018 Heated Area: 3259 HX Base Yr 2018													



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	1,414	100	1,414	137,450
FGR	646	55	355	34,508
FOP	134	30	40	3,889
FOP	200	30	60	5,832
FUS	1,845	100	1,845	179,346
PTO	60	5	3	292
STR	70	10	7	680
TOTALS	4,369		3,724	361,996

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		361,996			
TOTAL MARKET OB/XF VALUE		5,251			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		442,247			
SOH/AGL Deduction		164,381			
ASSESSED VALUE		277,866			
TOTAL EXEMPTION VALUE		50,000		HX HB	
BASE TAXABLE VALUE		227,866			
TOTAL JUST VALUE		442,247			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		395,110			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
AP162435	CO ISSUED	0	01/27/2017
B1632931	NEW CONSTR	413,224	08/25/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2099/0295	1/27/2017	WD Q	Q	I	01	336,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HAMILTON MICHAEL &						
2046/1181	5/16/2016	WD Q	Q	V	05	100,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES														86817 SLOOP CT, FERNANDINA BEACH		
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	0504	FP-ELECTRI	0	100	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0810	CONCRETE A	0	100	6	42.00	SF	6.50	6.50	100	2017	2017	3	97	265	
3	0810	CONCRETE A	0	100	30	480.00	SF	6.50	6.50	100	2017	2017	3	97	3,026	

BUILDING NOTES			

BUILDING DIMENSIONS			
FOP=[YR=2017] W20 PTO=[YR=2017] W6 S10 BAS=[YR=2017] W14 S15 FGR=[YR=2017] S37 E21 FOP=[YR=2017] S6 E19 N6 W13 N4 W5 S4 W1\$ E1 N22W10 N13 W9 N2 W3\$ E3 S2 E9 S13E10 S18 E5 S4 E13 N52 W26\$ E6 N10\$ S10 E20 N10\$ PTR= E25 FUS=[YR=2017] E40 S52 W13 N15 W6 S11 W6 S1 W9 N1 W6 N21 STR=[YR=2017] N7 E10 S7 W10\$ E10 N7 W10 N20\$ W25\$.			

LAND DESCRIPTION														TOTAL OB/XF 5,251										
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							