LOT 77
IN OR 2067/100
HARBOR CONCOURSE PHASE 1

NICK MATTHEW T & MAGGIE
86820 SLOOP CT
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0077-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

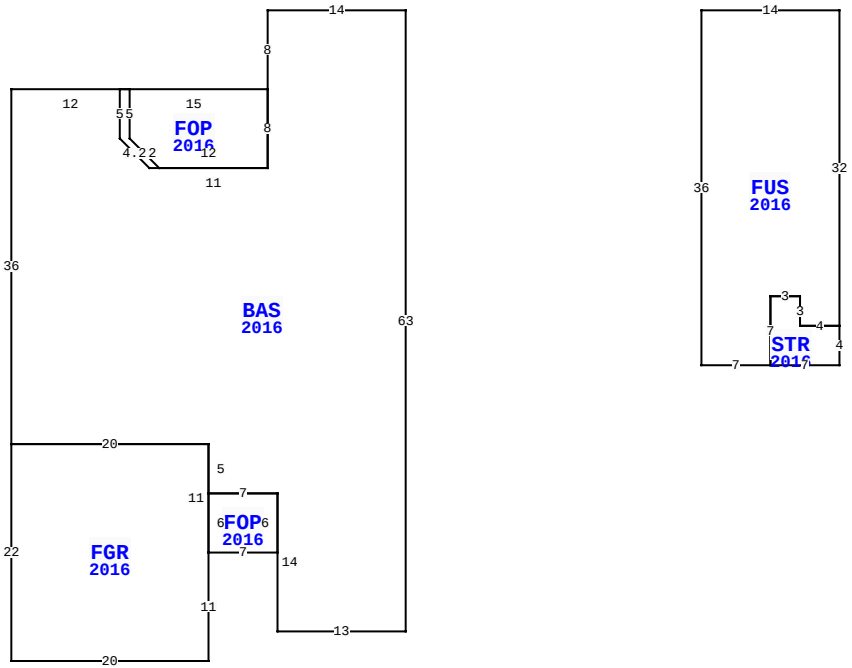
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,727	100	1,727	177,846
FGR	440	55	242	24,921
FOP	42	30	13	1,339
FOP	116	30	35	3,605
FUS	467	100	467	48,092
STR	37	10	4	411
TOTALS	2,829		2,488	256,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,488	117.0288	105.62	262,783	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 2194 HX Base Yr



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

86820 SLOOP CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	256,213
TOTAL MARKET OB/XF VALUE	11,612
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	342,825
SOH/AGL Deduction	42,906
ASSESSED VALUE	299,919
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	299,919
TOTAL JUST VALUE	342,825
NCON VALUE	7,900
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632126	NEW CONSTR	274,114	04/20/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2067/0100	8/19/2016	WD	Q	I	01	257,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: NICK MATTHEW T & MA						
2038/0349	4/01/2016	WD	Q	V	05	400,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 S8 FOP=[YR=2016] W15 S5 D3 R3 E12 N8 $ S8 W11 U3 L3 N5 W12 S36 FGR=[YR=2016] S22 E20 N11 FOP=[YR=2016] E7 N6 W7 S6 $ N11 W20 $ E20 S5 E7 S14 E13 N63 $ PTR=E30 FUS=[YR=2016] E14 S32 STR=[YR=2016] S4 W7 N7 E3 S3 E4 $ W4 N3 W3 S7 W7 N36 $ W30 $.

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
1	0811	CONCRETE B	0	0	0	0	736.00	SF	5.20	5.20	100	2016	2016	3	97	3,712	
2	0476	VF 6 SBPL	0	0	0	0	240.00	LF	32.00	32.00	100	2021	2021	3	99	7,603	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	

LAND DESCRIPTION

TOTAL OB/XF 11,612

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	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/18/2023 BY DJA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS