LOT 78
IN OR 2109/120
HARBOR CONCOURSE PHASE 1

LEVY BARBARA
86816 SLOOP COURT
FERNANDINA BEACH, FL 32034

**2023**

**29-2N-28-0115-0078-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

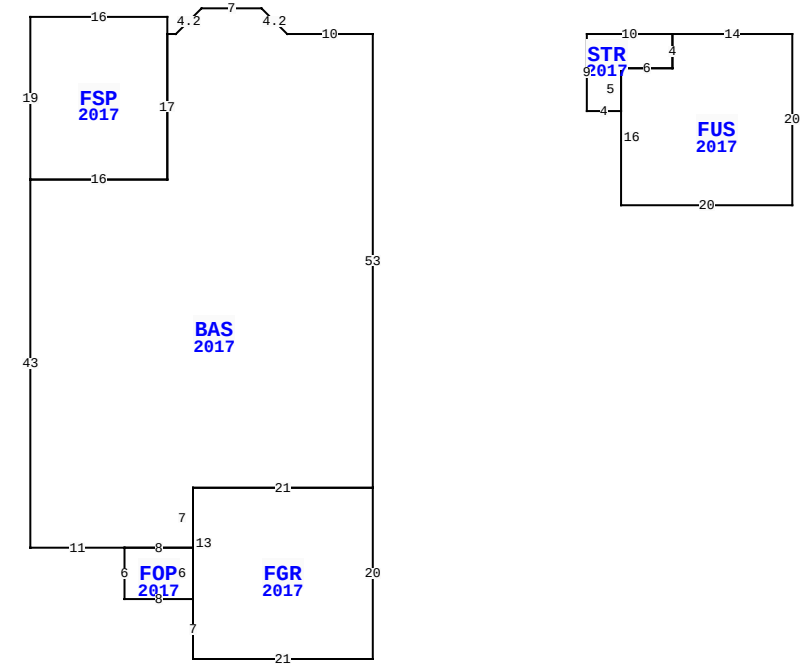
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,011 | 100 | 2,011 | 207,621 |
| FGR | 420 | 55 | 231 | 23,849 |
| FOP | 48 | 30 | 14 | 1,445 |
| FSP | 304 | 40 | 122 | 12,596 |
| FUS | 376 | 100 | 376 | 38,820 |
| STR | 60 | 10 | 6 | 619 |
| TOTALS | 3,219 | | 2,760 | 284,950 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,760 | 117.3312 | 105.89 | 292,256 | 2017 | 2017 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SINGLE FAM – 100% - 2018 Heated Area: 2387 HX Base Yr 2018




86816 SLOOP CT, FERNANDINA BEACH

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

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 284,950 |
| TOTAL MARKET OB/XF VALUE | | 2,396 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 362,346 |
| SOH/AGL Deduction | | 118,446 |
| ASSESSED VALUE | | 243,900 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 193,900 |
| TOTAL JUST VALUE | | 362,346 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 324,443 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1633355 | CO ISSUED | 0 | 03/22/2017 |
| B1633355 | NEW CONSTR | 297,544 | 11/07/2016 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2109/0120 | 3/23/2017 | WD | Q | I | 01 | 302,700 |
| GRANTOR: DREAM FINDERS HOMES L | | | | | | |
| GRANTEE: LEVY BARBARA | | | | | | |
| 2069/1420 | 8/31/2016 | WD | Q | V | 05 | 350,000 |
| GRANTOR: NASSAU CONCOURSE LLC | | | | | | |
| GRANTEE: DREAM FINDERS HOMES | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2017] W10 U3 L3 W7 L3 D3 W1 FSP=[YR=2017] N2 W16 S19 E16 N17$ S17 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N53 PTR = E25 STR=[YR=2017] E10 FUS=[YR=2017] E14 S20 W20 N16 E6 N4 $ S4 W6 S5 W4 N9$ W25$.

### 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 | 0810 | CONCRETE A | 0 | 100 | 12 | 5 | 60.00 | SF | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 97 | 378 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 16 | 20 | 320.00 | SF | 6.50 | 6.50 | 100 | 2017 | 2017 | 3 | 97 | 2,018 | |

### LAND DESCRIPTION

TOTAL OB/XF 2,396

| 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 | 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 Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS