LOT 80
HARBOR CONCOURSE PHASE 1
PB 8/116

SMIRL JULIE M
181 WEST BELLEVILLE STREET
NASHVILLE, IL 62263

2023

29-2N-28-0115-0080-0000

BUILDING CHARACTERISTICS

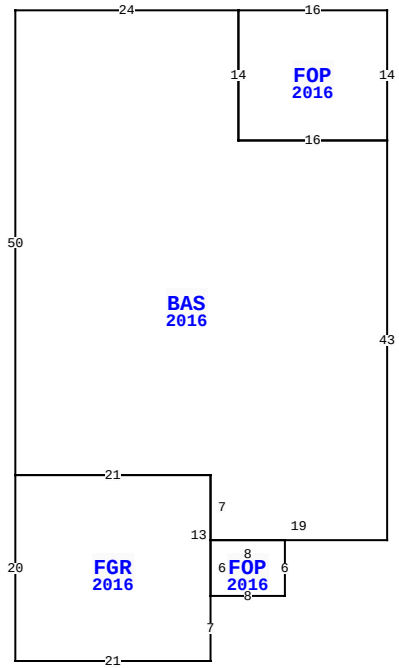
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	TYP WD 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	1,909	200,162
FGR	420	55	231	24,221
FOP	48	30	14	1,468
FOP	224	30	67	7,025
TOTALS	2,601		2,221	232,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,221	119.1582	107.54	238,846	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1909 HX Base Yr 2017



86808 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

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		232,875
TOTAL MARKET OB/XF VALUE		3,341
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		311,216
SOH/AGL Deduction		131,157
ASSESSED VALUE		180,059
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,059
TOTAL JUST VALUE		311,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632930	CO ISSUED	0	12/22/2016
B1632930	NEW CONSTR	240,310	08/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/1780	5/01/2023	WD	Q	I	01	412,000
GRANTOR: MILLER BEVERLY M						
GRANTEE: SMIRL JULIE M						
2093/0582	12/29/2016	WD	Q	I	01	222,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MILLER BEVERLY M						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W16 BAS=[YR=2016] W24 S50 FGR=[YR=2016] S20 E21 N7 FOP=[YR=2016] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$.

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	100	0	0	606.00	SF	5.20	5.20	100	2016	2016	3	97	3,057	
2	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2016	2016	3	97	284	

LAND DESCRIPTION

TOTAL OB/XF 3,341

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 01/25/2017 BY KK Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS