

LOT 75
PT OR 2046/1181
HARBOR CONCOURSE PHASE 1

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

2024

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	162,328
FGR	693	55	381	40,056
FOP	60	30	18	1,892
FOP	240	30	72	7,570
FUS	1,451	100	1,451	152,549

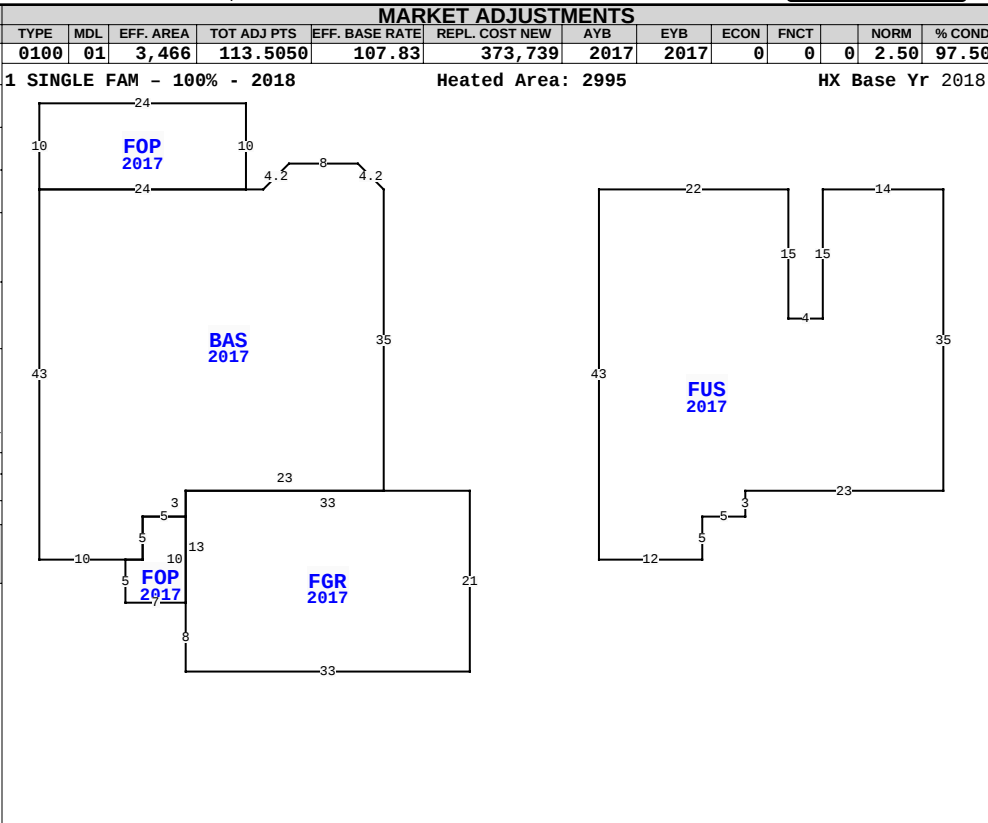
TOTALS 3,988 3,466 364,396

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	92	552	
4	0476	VF 6 SBPL	0	100	0	0	230.00	LF	32.00	32.00	100	2017	2017	3	92	6,771	
5	0861	POOL GUNIT	0	100	32	14	448.00	SF	85.00	85.00	100	2017	2017	3	84	31,987	
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
1	000100	C	SFR	100	



86805 SLOOP CT, FERNANDINA BEACH

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

TOTAL OB/XF 49,587

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				364,396			
TOTAL MARKET OB/XF VALUE				49,587			
TOTAL LAND VALUE - MARKET				75,000			
TOTAL MARKET VALUE				488,983			
SOH/AGL Deduction				150,289			
ASSESSED VALUE				338,694			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				288,694			
TOTAL JUST VALUE				488,983			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				473,845			