LOT 76
IN OR 2099/295
HARBOR CONCOURSE PHASE 1

HAMILTON MICHAEL & AMANDA
86817 SLOOP CT
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0115-0076-0000

BUILDING CHARACTERISTICS

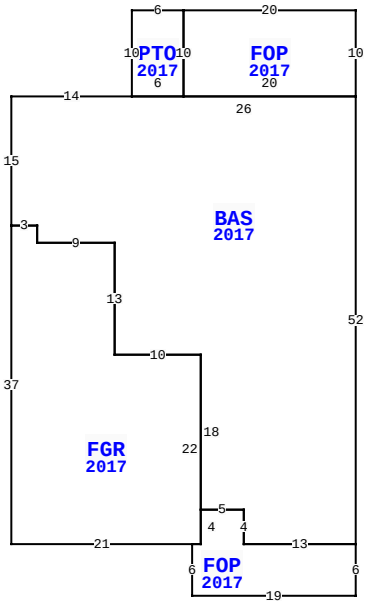
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4145.00	

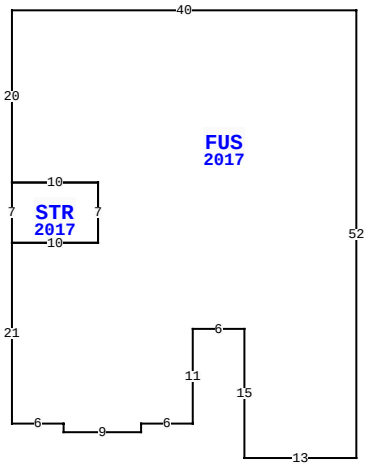
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	1,414	143,945
FGR	646	55	355	36,139
FOP	134	30	40	4,072
FOP	200	30	60	6,108
FUS	1,845	100	1,845	187,820
PTO	60	5	3	305
STR	70	10	7	713
TOTALS	4,369		3,724	379,102

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	104.41	388,823	2017	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2018 Heated Area: 3259 HX Base Yr 2018





86817 SLOOP CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		379,102
TOTAL MARKET OB/XF VALUE		5,251
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		459,353
SOH/AGL Deduction		173,151
ASSESSED VALUE		286,202
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		236,202
TOTAL JUST VALUE		459,353
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230013294	POOL ENCL	29,560	10/17/2023
SP230011728	POOL	135,000	09/14/2023
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	I	01	336,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HAMILTON MICHAEL &						
2046/1181	5/16/2016	WD	Q	V	05	100,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

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$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
2	0810	CONCRETE A	0	100	6	7	42.00	SF	6.50	6.50	100	2017	2017	3	97	265	
3	0810	CONCRETE A	0	100	30	16	480.00	SF	6.50	6.50	100	2017	2017	3	97	3,026	

LAND DESCRIPTION

TOTAL OB/XF 5,251

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS