LOT 77
IN OR 2067/100
HARBOR CONCOURSE PHASE 1

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

2024

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

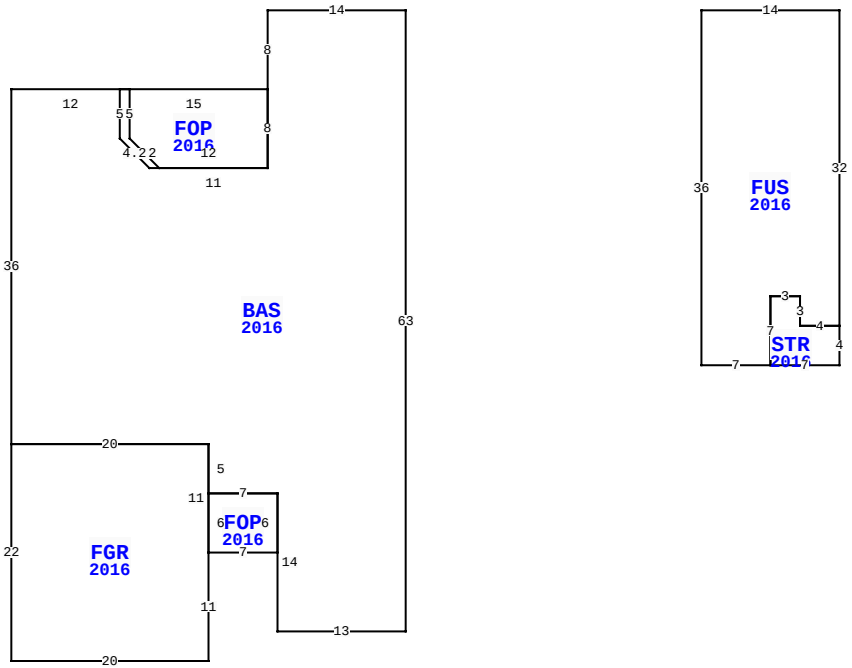
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,727	100	1,727	186,248
FGR	440	55	242	26,099
FOP	42	30	13	1,402
FOP	116	30	35	3,774
FUS	467	100	467	50,363
STR	37	10	4	432
TOTALS	2,829		2,488	268,318

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	111.18	276,616	2016	2016	0	0	0	3.00	97.00

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



86820 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	268,318
TOTAL MARKET OB/XF VALUE	11,494
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	354,812
SOH/AGL Deduction	24,901
ASSESSED VALUE	329,911
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	329,911
TOTAL JUST VALUE	354,812
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	342,825

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	96	3,674	
2	0476	VF 6 SBPL	0	0	0	0	240.00	LF	32.00	32.00	100	2021	2021	3	98	7,526	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 11,494

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		PUD	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 08/06/2024 BY SYS