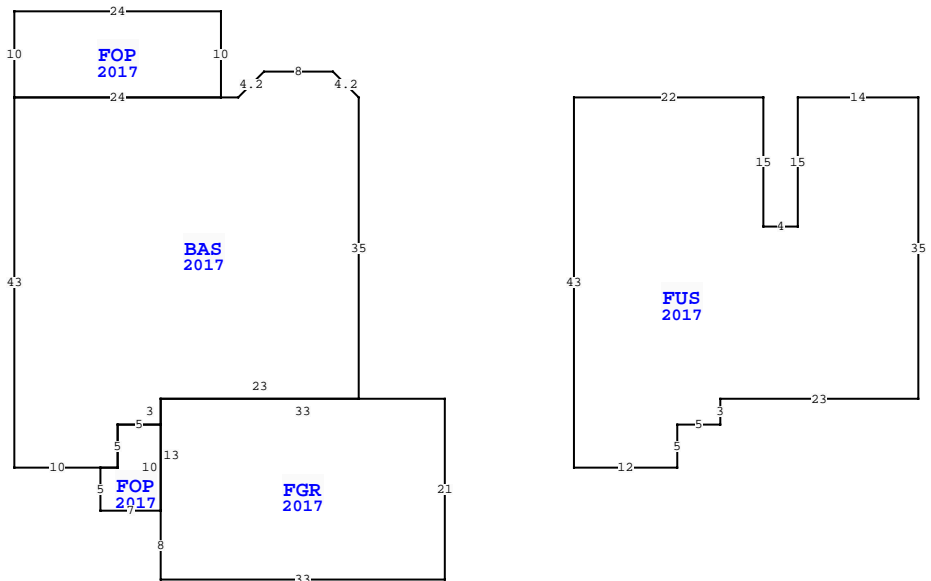


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	YEAR
BAS	1,544	100	2017
FGR	693	55	2017
FOP	60	30	2017
FOP	240	30	2017
FUS	1,451	100	2017
TOTALS	3,988		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,466	113.5050	113.50	393,391	2017	2017	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2018 Heated Area: 2995 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		381,589	
TOTAL MARKET OB/XF VALUE		48,180	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		514,769	
SOH/AGL Deduction		166,253	
ASSESSED VALUE		348,516	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		297,794	
TOTAL JUST VALUE		514,769	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		488,983	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1704070	SWIM POOL	0	05/08/2017
B1632971	CO ISSUED	0	03/02/2017
B1632971	NEW CONSTR	375,000	08/01/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2416/0022	11/10/2020	QC	U	I	11	100
GRANTOR: ALMELA JODI M A/K/A J						
GRANTEE: PITCHERALLE JOSEPH						
2107/1734	3/03/2017	WD	Q	I	01	318,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: PITCHERALLE JOSEPH						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	100	0	0	62.00	SF	6.50	6.50	100
2	0811	CONCRETE B	0	100	0	0	969.00	SF	5.20	5.20	100
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100
4	0476	VF 6 SBPL	0	100	0	0	230.00	LF	32.00	32.00	100
5	0861	POOL GUNIT	0	100	32	14	448.00	SF	85.00	85.00	100
6	0845	KOOL DECK	0	100	108	4	432.00	SF	7.25	7.25	100
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
TOTALS											

BLD DATE		03/30/2023	NW	LGL DATE	04/23/2025	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
86805 SLOOP CT, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2017] L3 U3 W8 D3 L3 W2 FOP=[YR=2017] N10 W24 S10 E24\$ W24 S43 E10 FOP=[YR=2017] S5 E7 FGR=[YR=2017] S8 E33 N21 W33 S13\$ N10 W5 S5 W2\$ E2 N5 E5 N3E23 N35 PTR=E25 FUS=[YR=2017] E22 S15 E4 N15 E14 S35 W23 S3 W5 S5 W12 N43\$ W25\$.	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							