

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,721	109.9035	109.90	408,938	2017	2017	0	0	0	3.00	97.00
1 SINGLE FAM - 100% - 2018 Heated Area: 3259 HX Base Yr 2018												

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

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100	2017	1,414	150,737
FGR	646	55	2017	355	37,845
FOP	134	30	2017	40	4,264
FOP	200	30	2017	60	6,396
FUS	1,845	100	2017	1,845	196,683
STR	70	10	2017	7	746
TOTALS	4,309			3,721	396,670

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	
2	0810	CONCRETE A	0	100	6	7	42.00	SF	6.50	6.50	100	2017	2017	3	96	262	
3	0810	CONCRETE A	0	100	30	16	480.00	SF	6.50	6.50	100	2017	2017	3	96	2,995	
4	0861	POOL GUNIT	0	100	0	0	444.00	SF	85.00	85.00	100	2025	2024		100	37,740	
5	0855	CONC PAVER	0	100	0	0	895.00	SF	10.00	10.00	100	2025	2024		100	8,950	
6	0912	SCRN RM G	0	100	0	0	1,339.00	SF	20.00	20.00	100	2025	2024		100	26,780	

86817 SLOOP CT, FERNANDINA BEACH												
TOTAL OB/XF 78,667												

LAND DESCRIPTION																								
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							

REVIEW DATE 08/15/2024 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS																								
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			396,670
TOTAL MARKET OB/XF VALUE			78,667
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			560,337
SOH/AGL Deduction			192,555
ASSESSED VALUE			367,782
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			317,060
TOTAL JUST VALUE			560,337
NCON VALUE			73,470
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			459,353

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												
FUS=[YR=2017;ORIG=25,0] E40 S52 W13 N15 W6 S11 W6 S1 W9 N1 W6 N21 E10 N7 W10 N20 \$												
BAS=[YR=2017;ORIG=-26,10] W14 S15 E3 S2 E9 S13 E10 S18 E5 S4 E13 N52 W26 \$												
FGR=[YR=2017;ORIG=-40,25] S37 E21 E1 N22 W10 N13 W9 N2 W3 \$												
FOP=[YR=2017;ORIG=0,0] W20 S10 E20 N10 \$												
FOP=[YR=2017;ORIG=-19,62] S6 E19 N6 W13 N4 W5 S4 W1 \$												
STR=[YR=2017;ORIG=25,27] N7 E10 S7 W10 \$												
PTR=[ORIG=0,0] E25 W25 \$												

BUILDING DIMENSIONS												
FUS=[YR=2017;ORIG=25,0] E40 S52 W13 N15 W6 S11 W6 S1 W9 N1 W6 N21 E10 N7 W10 N20 \$												
BAS=[YR=2017;ORIG=-26,10] W14 S15 E3 S2 E9 S13 E10 S18 E5 S4 E13 N52 W26 \$												
FGR=[YR=2017;ORIG=-40,25] S37 E21 E1 N22 W10 N13 W9 N2 W3 \$												
FOP=[YR=2017;ORIG=0,0] W20 S10 E20 N10 \$												
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STR=[YR=2017;ORIG=25,27] N7 E10 S7 W10 \$												
PTR=[ORIG=0,0] E25 W25 \$												