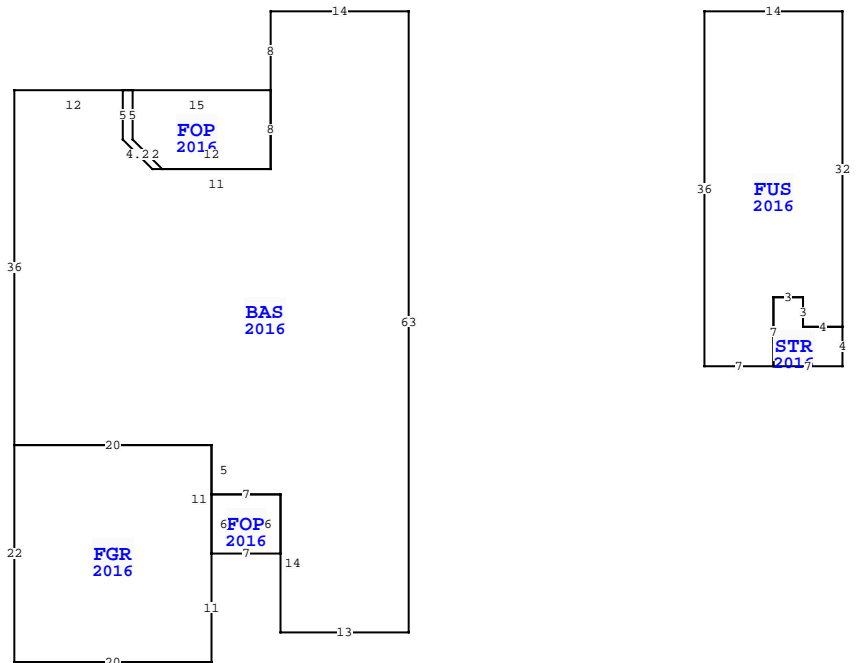


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

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	117.03	291,171		2016		2016	0	0	0	3.50	96.50
1 SINGLE FAM - 100% - 2025 Heated Area: 2194 HX Base Yr 2025														



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	1,727	100	2016	1,727	195,037
FGR	440	55	2016	242	27,330
FOP	42	30	2016	13	1,468
FOP	116	30	2016	35	3,953
FUS	467	100	2016	467	52,740
STR	37	10	2016	4	452
TOTALS	2,829			2,488	280,980

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	0811	CONCRETE B	0	100	0	0	736.00	SF	5.20	5.20	100	2016	2016	3	95	3,636	
2	0476	VF 6 SBPL	0	100	0	0	240.00	LF	32.00	32.00	100	2021	2021	3	96	7,373	
3	0470	VNVL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	

86820 SLOOP CT, FERNANDINA BEACH													BLD DATE	03/30/2023	NW	LGL DATE		
													XF DATE			LAND DATE	04/23/2025	MLU
													INC DATE			AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			280,980
TOTAL MARKET OB/XF VALUE			11,297
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			377,277
SOH/AGL Deduction			0
ASSESSED VALUE			377,277
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			326,555
TOTAL JUST VALUE			377,277
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			354,812

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	Q	I	01	257,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: NICK MATTHEW T & MA						
2038/0349	4/01/2016	WD Q	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 \$.												

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								