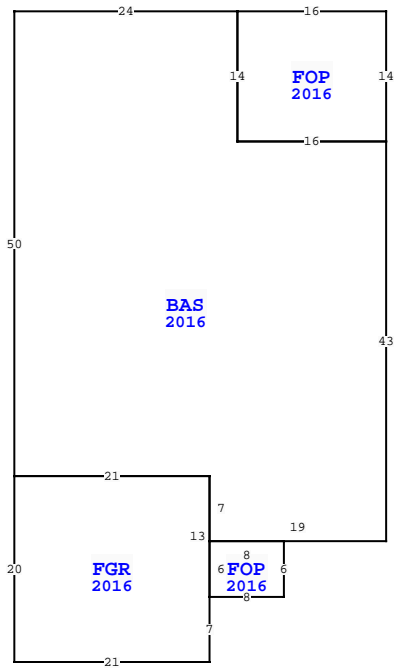




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	TYP WD	100
Stories	1.	1.	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	1,909	100	2016
FGR	420	55	2016
FOP	48	30	2016
FOP	224	30	2016
TOTALS	2,601		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,221	119.1582	119.16	264,654	2016	2016	0	0	3.50	96.50
1 SINGLE FAM - 0% - 2024 Heated Area: 1909 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			255,391
TOTAL MARKET OB/XF VALUE			3,272
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			343,663
SOH/AGL Deduction			0
ASSESSED VALUE			343,663
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			343,663
TOTAL JUST VALUE			343,663
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			322,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632930	CO ISSUED	0	12/22/2016
B1632930	NEW CONSTR	240,310	08/25/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2636/1780	5/01/2023	WD	Q	I	01	412,000
GRANTOR: MILLER BEVERLY M						
GRANTEE: SMIRL JULIE M						
2093/0582	12/29/2016	WD	Q	I	01	222,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MILLER BEVERLY M						

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	0	0	606.00	SF	5.20	5.20	100	2016	2016	3	95	2,994	
2	0810	CONCRETE A	0	0	15	45.00	SF	6.50	6.50	100	2016	2016	3	95	278	

BLD DATE		03/30/2023	NW	LGL DATE	04/23/2025	MLU
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BUILDING NOTES	
86808 SLOOP CT, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FOP=[YR=2016] W16 BAS=[YR=2016] W24 S50 FGR=[YR=2016] S20 E21 N7 FOP=[YR=2016] E8 N6 W8 S6\$ N13 W21\$ E21 S7 E19 N4\$ W16 N14\$ S14 E16 N14\$.	

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							