LOT 75
PT OR 2046/1181
HARBOR CONCOURSE PHASE 1

PITCHERALLE JOSEPH D JR
86805 SLOOP CT
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0075-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

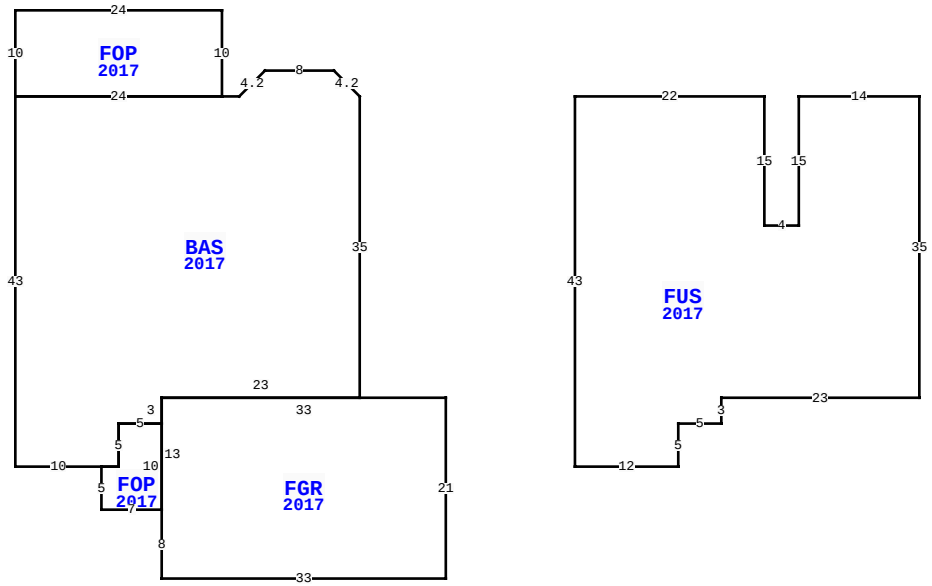
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100	2017	1,544	177,574
FGR	693	55	2017	381	43,819
FOP	60	30	2017	18	2,070
FOP	240	30	2017	72	8,281
FUS	1,451	100	2017	1,451	166,877
TOTALS	3,988			3,466	398,620

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	119.18	413,078	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2018 Heated Area: 2995 HX Base Yr 2018



86805 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		398,620
TOTAL MARKET OB/XF VALUE		49,440
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		533,060
SOH/AGL Deduction		175,134
ASSESSED VALUE		357,926
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		301,515
TOTAL JUST VALUE		533,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,769

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						

BUILDING NOTES

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$.

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
5	0860	POOL/SPA	0	100	32	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 49,440

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS