LOT 76
IN OR 2099/295
HARBOR CONCOURSE PHASE 1

HAMILTON MICHAEL & AMANDA
86817 SLOOP CT
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0076-0000

BUILDING CHARACTERISTICS

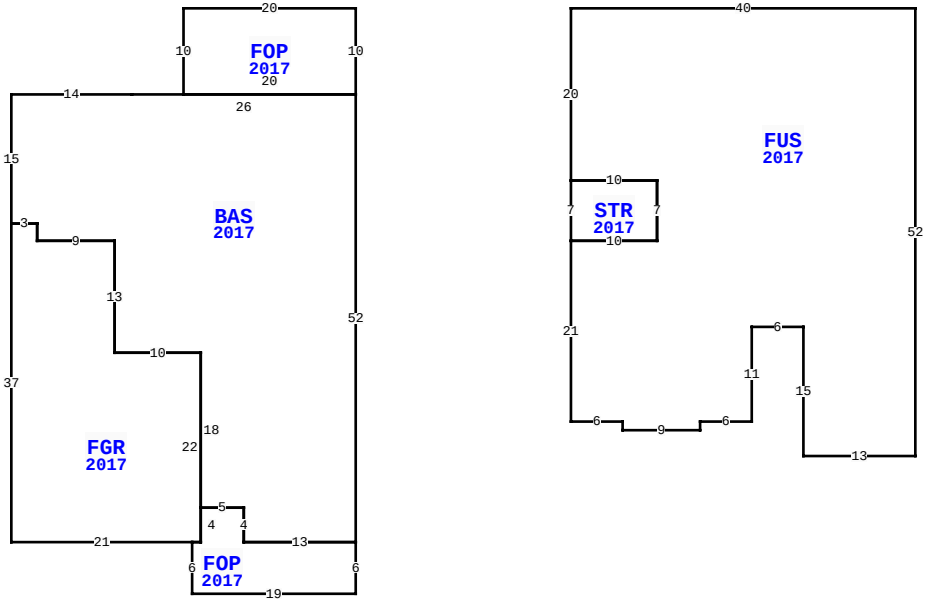
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
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	157,465
FGR	646	55	2017	355	39,533
FOP	134	30	2017	40	4,454
FOP	200	30	2017	60	6,682
FUS	1,845	100	2017	1,845	205,461
STR	70	10	2017	7	780
TOTALS	4,309			3,721	414,374

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	115.40	429,403	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2018 Heated Area: 3259 HX Base Yr 2018



86817 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	414,374
TOTAL MARKET OB/XF VALUE	79,215
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	578,589
SOH/AGL Deduction	200,877
ASSESSED VALUE	377,712
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	326,301
TOTAL JUST VALUE	578,589
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	560,337

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

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 $
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 $
.

EXTRA FEATURES

LN	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	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	
6	0912	SCRN RM G	0	100	0	0	1,339.00	SF	21.00	21.00	100	2025	2024		97	27,275	

LAND DESCRIPTION

TOTAL OB/XF 79,215

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 08/15/2024 BY NW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS