

LOT 77
IN OR 2067/100
HARBOR CONCOURSE PHASE 1

NICK MATTHEW T & MAGGIE
86820 SLOOP CT
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0077-0000



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 Floo		11	CLAY TILE 70		
Interior Floo		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		
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	203,725
FGR	440	55	2016	242	28,548
FOP	42	30	2016	13	1,533
FOP	116	30	2016	35	4,129
FUS	467	100	2016	467	55,090
STR	37	10	2016	4	472
TOTALS	2,829			2,488	293,496

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	122.88	305,725	2016	2016	0	0	4.00	96.00	
1 SINGLE FAM 100% - 2025 Heated Area: 2194 HX Base Yr 2025												