LOT 78
IN OR 2109/120
HARBOR CONCOURSE PHASE 1

LEVY BARBARA
86816 SLOOP COURT
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0078-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

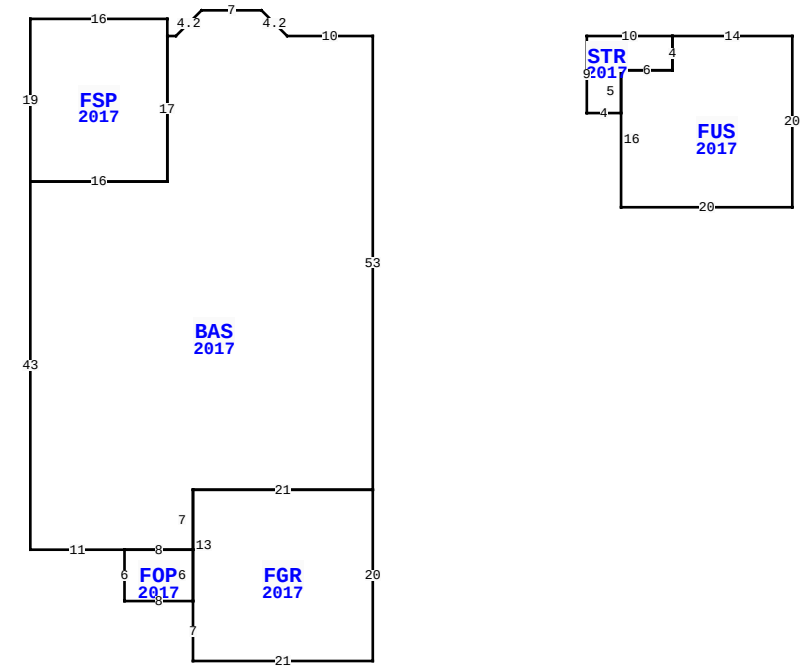
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4145.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,011	100	2017	2,011	237,845
FGR	420	55	2017	231	27,321
FOP	48	30	2017	14	1,656
FSP	304	40	2017	122	14,429
FUS	376	100	2017	376	44,470
STR	60	10	2017	6	709
TOTALS	3,219			2,760	326,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,760	117.3312	123.20	340,032	2017	2017	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2024 Heated Area: 2387 HX Base Yr 2018



86816 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		326,431
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		411,431
SOH/AGL Deduction		145,949
ASSESSED VALUE		265,482
TOTAL EXEMPTION VALUE	DX HX HB SX	106,411
BASE TAXABLE VALUE		159,071
TOTAL JUST VALUE		411,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633355	CO ISSUED	0	03/22/2017
B1633355	NEW CONSTR	297,544	11/07/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2109/0120	3/23/2017	WD	Q	I	01	302,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LEVY BARBARA						
2069/1420	8/31/2016	WD	Q	V	05	350,000
GRANTOR: NASSAU CONCOURSE LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W10 U3 L3 W7 L3 D3 W1 FSP=[YR=2017] N2 W16 S19 E16 N17$ S17 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N53 PTR = E25 STR=[YR=2017] E10 FUS=[YR=2017] E14 S20 W20 N16 E6 N4 $ S4 W6 S5 W4 N9$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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