LOT 79
HARBOR CONCOURSE PHASE 1
PB 8/116

HOLTHAUS RONALD WILLI REV TRUST/HOLTHAUS RONALD WI
86812 SLOOP CT
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0079-0000

BUILDING CHARACTERISTICS

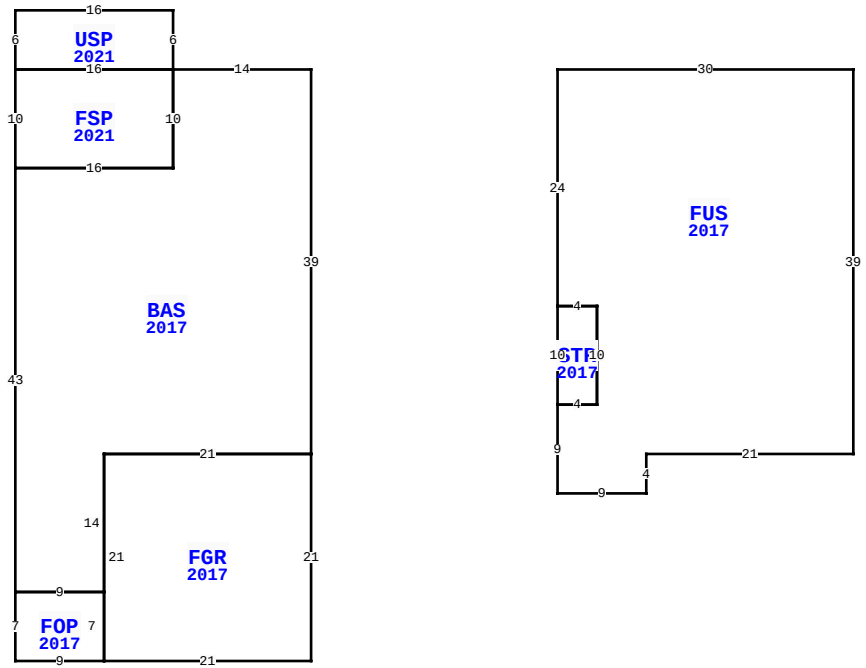
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,136	100	2017	1,136	132,853
FGR	441	55	2017	243	28,418
FOP	63	30	2017	19	2,222
FSP	160	40	2021	64	7,485
FUS	1,166	100	2017	1,166	136,362
STR	40	10	2017	4	468
USP	96	30	2021	29	3,392
TOTALS	3,102			2,661	311,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,661	115.4160	121.19	322,487	2017	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2023 Heated Area: 2302 HX Base Yr 2023



86812 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		311,200
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		396,200
SOH/AGL Deduction		10,587
ASSESSED VALUE		385,613
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		334,202
TOTAL JUST VALUE		396,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B170563	CO ISSUED	0	07/07/2017
1700563	NEW CONSTR	284,441	01/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2653/1093	6/28/2023	WD	U	I	11	100
GRANTOR: HOLTHAUS RONALD W & J						
GRANTEE: HOLTHAUS RONALD WIL						
2603/1039	11/04/2022	WD	Q	I	02	440,000
GRANTOR: AVILES ANTHONY M & HE						
GRANTEE: HOLTHAUS RONALD W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 USP=[YR=2021] N6 W16 S6 FSP=[YR=2021] S10 E16 N10 W16$ E16$ S10 W16 S43 FOP=[YR=2017] S7 E9 FGR=[YR=2017] E21 N21 W21 S21$ N7 W9$ E9 N14 E21 N39$ PTR= E25 FUS=[YR=2017] E30 S39 W21 S4 W9 N9 STR=[YR=2017] N10 E4 S10 W4$ E4 N10 W4 N24$ 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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS