LOT 80
HARBOR CONCOURSE PHASE 1
PB 8/116

SMIRL JULIE M
86808 SLOOP CT
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0115-0080-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	TYP WD 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

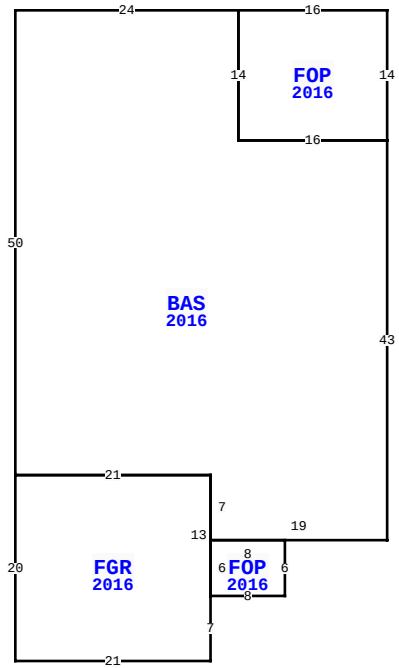
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4145.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2016	1,909	229,300
FGR	420	55	2016	231	27,747
FOP	48	30	2016	14	1,682
FOP	224	30	2016	67	8,048
TOTALS	2,601			2,221	266,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,221	119.1582	125.12	277,892	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2026 Heated Area: 1909 HX Base Yr 2026



86808 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		266,776
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		351,776
SOH/AGL Deduction		0
ASSESSED VALUE		351,776
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		300,365
TOTAL JUST VALUE		351,776
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,663

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632930	CO ISSUED	0	12/22/2016
B1632930	NEW CONSTR	240,310	08/25/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/1780	5/01/2023	WD	Q	I	01	412,000
GRANTOR: MILLER BEVERLY M						
GRANTEE: SMIRL JULIE M						
2093/0582	12/29/2016	WD	Q	I	01	222,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MILLER BEVERLY M						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W16 BAS=[YR=2016] W24 S50 FGR=[YR=2016] S20 E21 N7 FOP=[YR=2016] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 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