

LOT 4
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

ESSEBAGGERS KURT & MARIALUSIA
95109 PALM POINTE DRIVE N
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4087.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,538	100	2,538	290,271
FGR	791	55	435	49,751
FOP	68	30	20	2,287
FSP	200	40	80	9,150
TOTALS	3,597		3,073	351,459

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
1	0855	CONC PAVER	0 100	0	0	862.00	SF	10.00	10.00	100	2022	2022
2	0855	CONC PAVER	0 100	0	0	96.00	SF	10.00	10.00	100	2022	2022

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,073	96.3148	114.37	351,459	2022	2022	0	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023 Heated Area: 2538 HX Base Yr 2023												
95019 N PALM POINTE DR, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		351,459	
TOTAL MARKET OB/XF VALUE		9,580	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		436,039	
SOH/AGL Deduction		0	
ASSESSED VALUE		436,039	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		386,039	
TOTAL JUST VALUE		436,039	
NCON VALUE		361,039	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2111630	NEW CONSTR	378,391	09/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2595/1923	10/11/2022	WD Q	I	I	01	569,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: ESSEBAGGERS KURT A						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2022] W26 FSP=[YR=2022] W20 S10 E20 N10\$ S10 W20 S60 E12 FOP=[YR=2022] S3 E12 FGR=[YR=2022] S2 E22 N2 E11 N21 W36 S18 E3 S3\$ N3 W3 N4 W8 S4 W1\$ E1 N4 E8 N14 E25 N52\$.												