LOT 5
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

MARSHALL LYNNE
95025 PALM POINTE DRIVE N
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

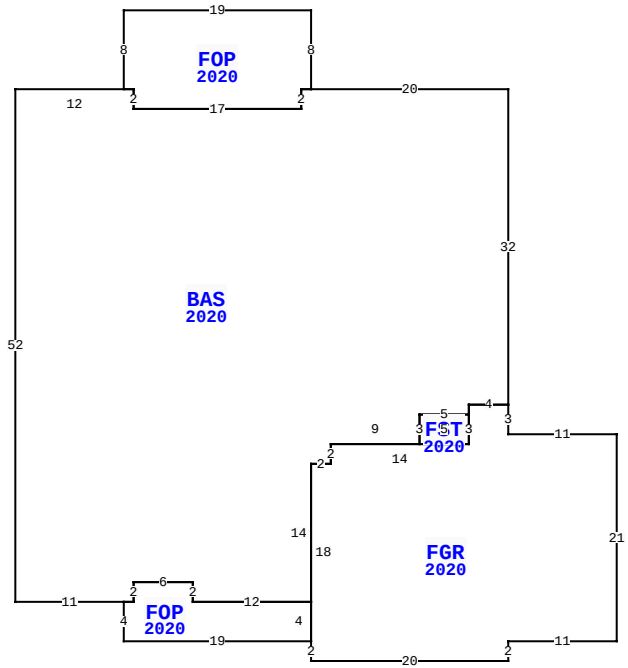
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4087.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,207	100	2,207	274,694
FGR	683	55	376	46,799
FOP	88	30	26	3,236
FOP	186	30	56	6,970
FST	15	55	8	996
TOTALS	3,179		2,673	332,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,673	105.3360	125.09	334,366	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 2207 HX Base Yr 2021



95025 N PALM POINTE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		332,694
TOTAL MARKET OB/XF VALUE		9,910
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		417,604
SOH/AGL Deduction		160,821
ASSESSED VALUE		256,783
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		206,783
TOTAL JUST VALUE		417,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906445	CO ISSUED	0	03/11/2020
B1906445	NEW CONSTR	312,434	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2387/1614	8/27/2020	WD	Q	I	01	348,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MARSHALL LYNNE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 FOP=[YR=2020] N8 W19 S8 E1 S2 E17 N2 E1 $ W1 S2 W17 N2 W12 S52 E11 FOP=[YR=2020] S4 E19 FGR=[YR=2020] S2 E20 N2 E11 N21 W11 N3 W4 S1 FST=[YR=2020] W5 S3 E5 N3 $ S3 W14 S2 W2 S18 $ N4 W12 N2 W6 S2 W1 $E1 N2 E6 S2 E12 N14 E2 N2 E9 N3 E5 N1 E4 N32$.

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
1	0855	CONC PAVER	0	100	0	0	1,001.00	SF	10.00	10.00	100	2020	2020	3	99	9,910	

LAND DESCRIPTION

TOTAL OB/XF 9,910

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 08/12/2020 BY RK Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS