

LOT 8
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

WARD PEGGY G
95043 PALM POINTE DR N
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0008-0000



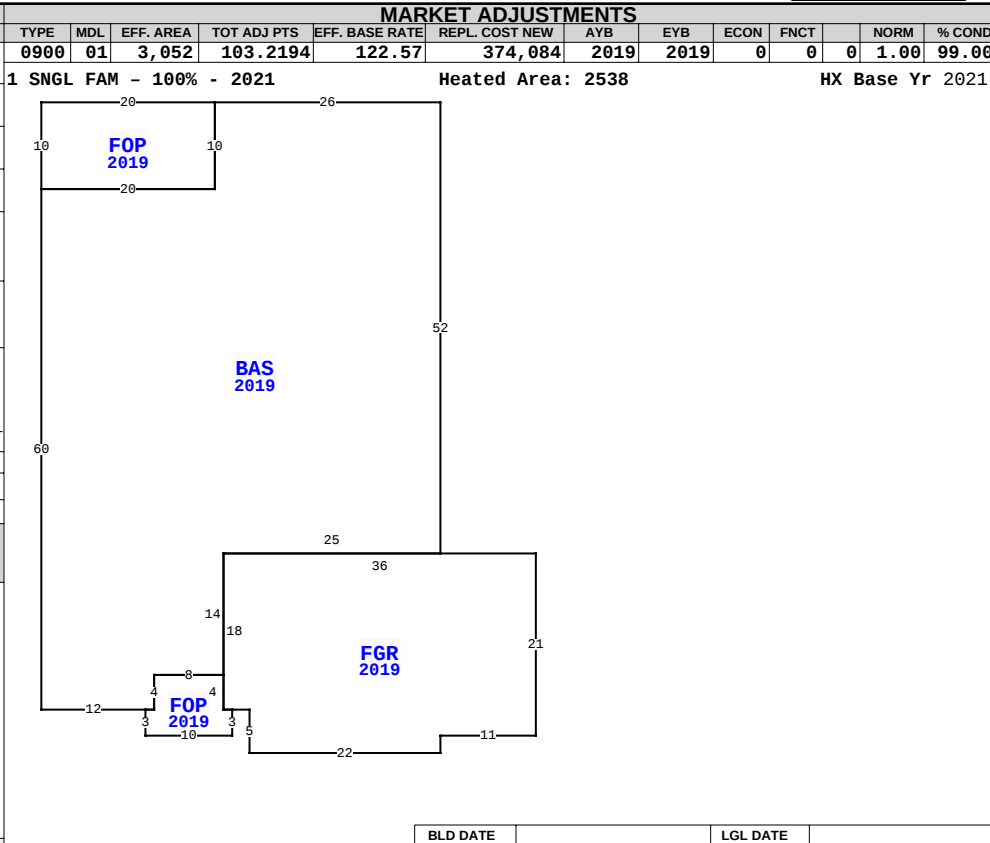
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	307,972
FGR	791	55	435	52,785
FOP	62	30	19	2,306
FOP	200	30	60	7,280
TOTALS	3,591		3,052	370,343

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	4	8	32.00	SF	10.00	10.00	100	2019
2	0855	CONC PAVER	0 100	0	0	816.00	SF	10.00	10.00	100	2019

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



95043 N PALM POINTE DR, FERNANDINA BEACH, FL 32034	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	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						370,343					
TOTAL MARKET OB/XF VALUE						8,395					
TOTAL LAND VALUE - MARKET						75,000					
TOTAL MARKET VALUE						453,738					
SOH/AGL Deduction						158,670					
ASSESSED VALUE						295,068					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						240,068					
TOTAL JUST VALUE						453,738					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						391,420					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903098	CO ISSUED	0	09/26/2019
B1903098	NEW CONSTR	355,290	03/28/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2360/0838	5/08/2020	WD Q	Q	I	01	380,500	

GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: WARD PEGGY G							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2019] W26 FOP=[YR=2019] W20 S10 E20 N10\$ S10 W20 S60 E12 FOP=[YR=2019] S3 E10 N3 FGR=[YR=2019] E2 S5 E22 N2 E11 N21 W36 S18 E1\$ W1 N4 W8 S4 W1\$ E1 N4 E8 N14 E25 N52\$.											