

LOT 9
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

JOHNSON BENJAMIN A & AMANDA J
95049 PALM POINTE DRIVE N
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0009-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY											
Exterior Wall	31	HARDIE BRD 100	0900	01	2,964	107.2493	127.36	377,495	2022	2022	0	0	0.00	100.00	STANDARD											
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2023													Heated Area: 2480										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2023										
Interior Wall	05	DRYWALL 100																								
Interior Floo	11	CLAY TILE 70																								
Interior Floo	14	CARPET 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		4 100																								
Bathrooms		3 100																								
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	2,480	100	2,480	315,853																						
FGR	715	55	393	50,052																						
FOP	57	30	17	2,165																						
FOP	220	30	66	8,406																						
FST	15	55	8	1,019																						
TOTALS			3,487	2,964	377,495																					
EXTRA FEATURES			95049 N PALM POINTE DR, FERNANDINA BEACH																							
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										
1	0855	CONC PAVER	0 100	0	0	990.00	SF	10.00	10.00	100	2022	2022	3	100	9,900											
BLD DATE																										
XF DATE																										
INC DATE																										
LGL DATE																										
LAND DATE																										
AG DATE																										
LAND DESCRIPTION			TOTAL OB/XF														9,900									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 08/30/2022 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																										