

LOT 15
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

FIGORE THEODORE T &/FACCONE ANGELA M
95085 PALM POINTE DRIVE N
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0015-0000



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		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

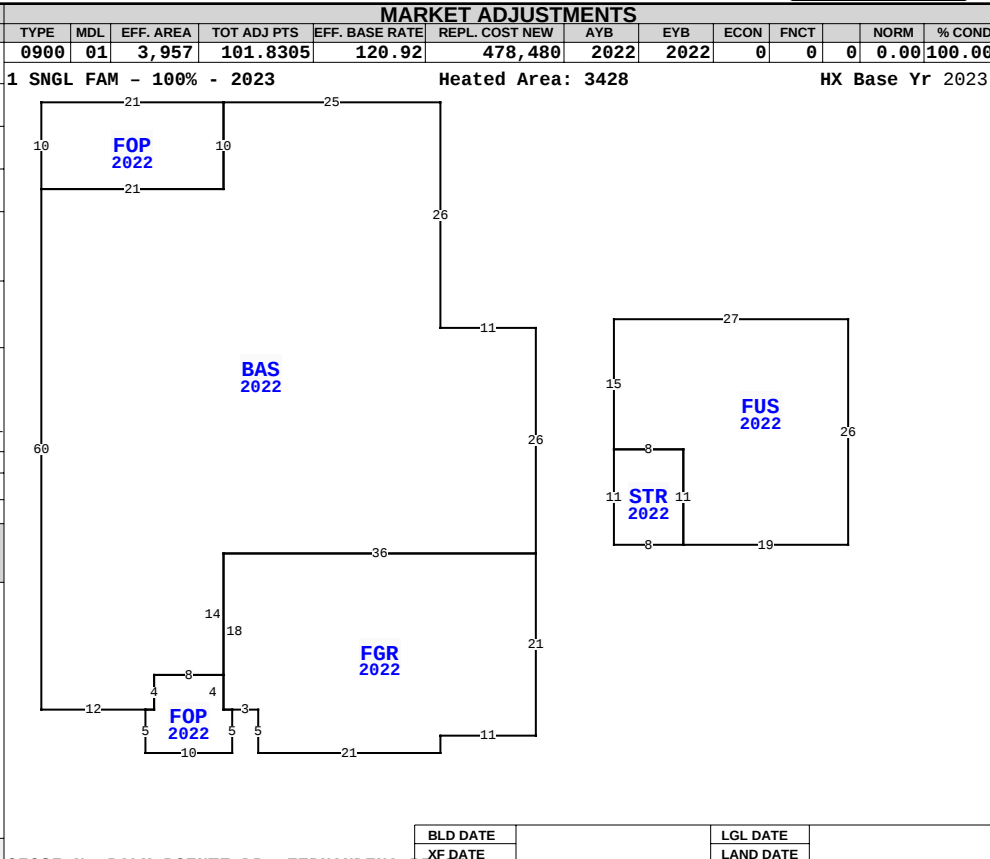
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4087.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,814	100	2,814	340,269
FGR	786	55	432	52,237
FOP	82	30	25	3,023
FOP	210	30	63	7,618
FUS	614	100	614	74,245
STR	88	10	9	1,088

TOTALS	4,594		3,957	478,480
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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	0	0	909.00	SF	10.00	10.00	100	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
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
9,090											

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9,090											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
VALUATION BY											
STANDARD											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
478,480											
TOTAL MARKET OB/XF VALUE											
9,090											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
562,570											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
562,570											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
512,570											
TOTAL JUST VALUE											
562,570											
NCON VALUE											
487,570											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
75,000											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2114271	CO ISSUED	0	06/16/2022
B2114271	NEW CONSTR	565,222	09/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2574/1990	6/29/2022	WD	Q	I	02	611,500

GRANTOR: SEDA CONSTRUCTION COM											
GRANTEE: FIGORE THEODORE T &											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022] W25 FOP=[YR=2022] W21 S10 E21 N10\$ S10 W21 S60 E12 FOP=[YR=2022] S5 E10 N5 FGR=[YR=2022] E3 S5 E21 N2 E11 N21 W36 S18 E1\$ W1 N4 W8 S4 W1\$ E1 N4 E8 N14 E36 N26 W11 N26\$ PTR= E20 S25 FUS=[YR=2022] E27 S26 W19 STR=[YR=2022] W8 N11 E8 S11\$ N11 W8 N15\$ N25 W20\$.											