

LOT 17
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

GAMMON JEFFREY SCOTT JR & AMANDA LEE
95097 PALM POINTE DRIVE N
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0017-0000



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	12	HARDWOOD 50
Interior Floor	14	CARPET 50
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
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NEIGHBORHOOD/LOC	4087.00
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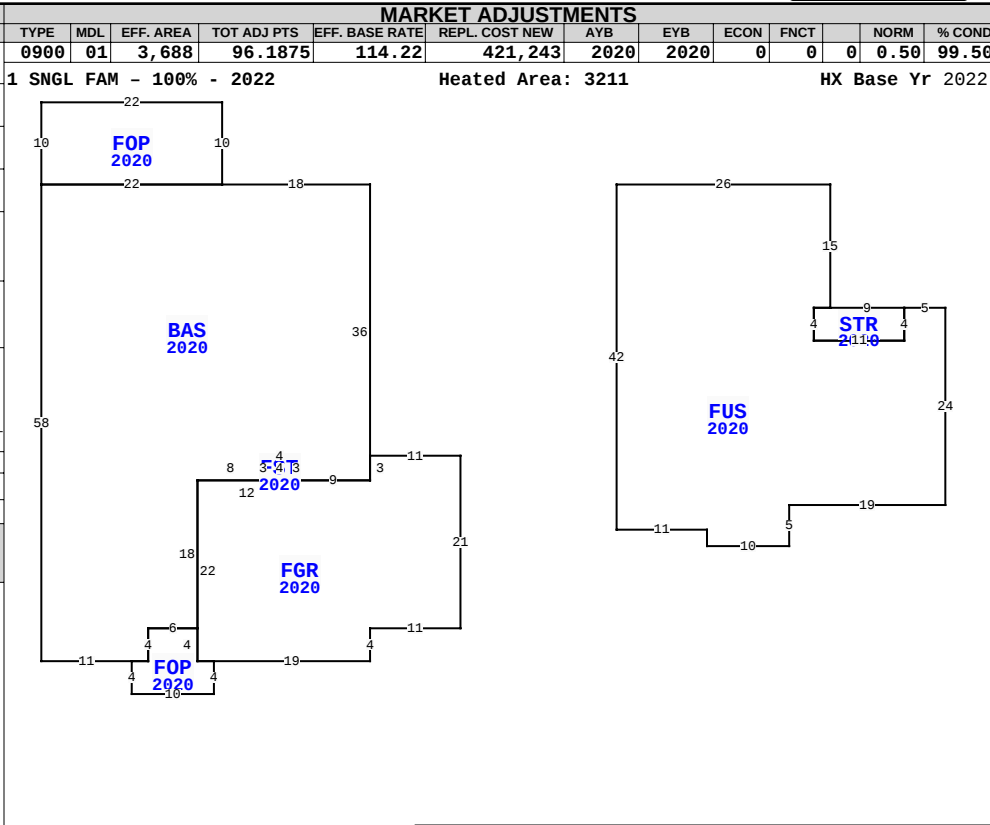
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,822	100	1,822	207,068
FGR	693	55	381	43,300
FOP	64	30	19	2,159
FOP	220	30	66	7,501
FST	12	55	7	796
FUS	1,389	100	1,389	157,859
STR	44	10	4	455

TOTALS	4,244	3,688	419,137
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	11	3	33.00	SF	10.00	
2	0855	CONC PAVER	0 100	0	0	991.00	SF	10.00	
3	0476	VF 6 SBPL	0 100	0	0	150.00	LF	32.00	
4	0470	VNYL GATE	0 100	0	0	3.00	UT	300.00	
5	0911	SCRN RM A	0 100	0	0	1,423.00	SF	17.50	
6	0861	POOL GUNIT	0 100	0	0	555.00	SF	85.00	
7	0855	CONC PAVER	0 100	0	0	868.00	SF	10.00	
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	

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

REVIEW DATE	11/20/2020	BY	KW
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TOTAL OB/XF													
96,731													

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96,731													

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		419,137	
TOTAL MARKET OB/XF VALUE		96,731	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		590,868	
SOH/AGL Deduction		67,593	
ASSESSED VALUE		523,275	
TOTAL EXEMPTION VALUE		HX HB VX	55,000
BASE TAXABLE VALUE		468,275	
TOTAL JUST VALUE		590,868	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		508,034	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2011307	SCRN ENCLSR	32,954	11/17/2020
B2009763	SWIM POOL	67,150	10/15/2020
C204118	CO ISSUED	0	05/14/2020
B2000839	NEW CONSTR	434,978	01/29/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2371/1336	6/25/2020	WD Q	I	01	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: GAMMON JEFFREY SCOT					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2020] W18 FOP=[YR=2020] N10 W22 S10 E22\$ W22 S58 E11 FOP=[YR=2020] S4 E10 N4 FGR=[YR=2020] E19 N4 E11 N21 W11 S3 W9 FST=[YR=2020] N3 W4 S3 E4\$ W12 S22 E2\$ W2 N4 W6 S4 W2\$ E2 N4 E6 N18 E8 N3 E4 S3 E9 N36\$ PTR= E30 FUS=[YR=2020] E26 S15 STR=[YR=2020] E9 S4 W11 N4 E2\$ W2 S4 E11 N4 E5 S24 W19 S5 W10 N2 W11 N42\$ W30\$.									

Common: 75,000	PRINTED 08/02/2023 BY SYS
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