

LOT 21
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

BERNIER JAMES T JR & KENDALL W
95060 PALM POINTE DR N
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0021-0000



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 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,632	100	2,632	310,568
FGR	786	55	432	50,975
FOP	62	30	19	2,242
FOP	210	30	63	7,434
FUS	443	100	443	52,272
STR	77	10	8	944

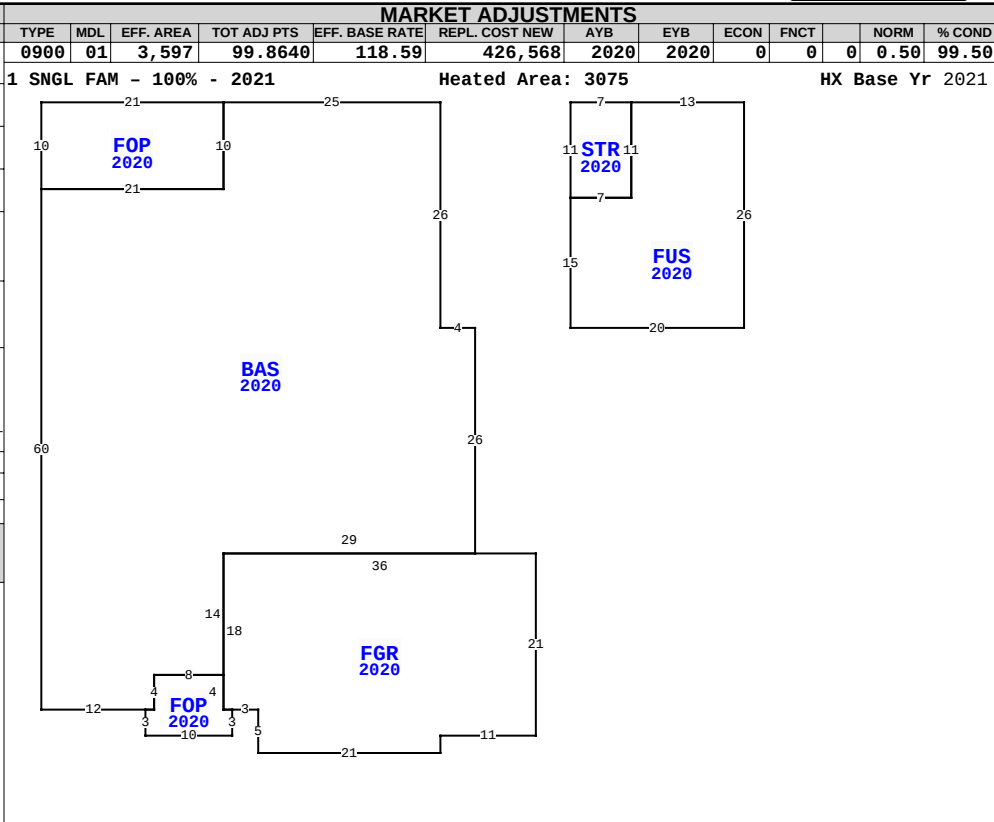
TOTALS	4,210		3,597	424,435
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0 100	14	3	42.00	SF	10.00	10.00	100	2020	2020	3	99	416	
2	0855	CONC PAVER	0 100	0	0	702.00	SF	10.00	10.00	100	2020	2020	3	99	6,950	
3	0911	SCRN RM A	0 100	50	21	1,050.00	SF	17.50	17.50	100	2020	2020	3	93	17,089	
4	0861	POOL GUNIT	0 100	28	12	336.00	SF	85.00	85.00	100	2020	2020	3	95	27,132	
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	93	1,860	
6	0857	SANDSTONE	0 100	0	0	715.00	SF	16.00	16.00	100	2020	2020	3	100	11,440	
7	0462	ST/AL FNC	0 100	240	0	960.00	SF	10.00	10.00	100	2020	2020	3	95	9,120	
8	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2020	2020	3	98	882	

LAND DESCRIPTION

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	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							



95060 N PALM POINTE DR, FERNANDINA BEACH
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BLD DATE	XF DATE	LGL DATE	LAND DATE	AG DATE

NASSAU COUNTY PROPERTY					PAGE 1 of 1		4	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 4			Tax Dist:					
BUILDING MARKET VALUE				424,435				
TOTAL MARKET OB/XF VALUE				74,889				
TOTAL LAND VALUE - MARKET				75,000				
TOTAL MARKET VALUE				574,324				
SOH/AGL Deduction				156,616				
ASSESSED VALUE				417,708				
TOTAL EXEMPTION VALUE			HX HB		50,000			
BASE TAXABLE VALUE				367,708				
TOTAL JUST VALUE				574,324				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				486,938				
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
B2003224		SWIM POOL		58,400		04/14/2020		
B202669		SCRN ENCLSR		12,912		04/09/2020		
C1906537		CO ISSUED		0		03/05/2020		
B1906537		NEW CONSTR		422,448		08/01/2019		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2346/0979		3/06/2020		WD	Q	I	02	439,100
GRANTOR: SEDA CONSTRUCTION COM								
GRANTEE: BERNIER JAMES T JR								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=2020] W25 FOP=[YR=2020] W21 S10 E21 N10\$ S10 W21 S60 E12 FOP=[YR=2020] S3 E10 N3 FGR=[YR=2020] E3 S5 E21 N2 E11 N21 W36 S18 E1\$ W1 N4 W8 S4 W1\$ E1 N4 E8 N14 E29 N26 W4 N26\$ PTR= E15 STR=[YR=2020] E7 FUS=[YR=2020] E13 S26 W20 N15 E7 N11\$ S11 W7 N11\$ W15\$.								