LOT 27
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

ANIKIS KAREN
95024 PALM POINTE DRIVE N
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0027-0000

BUILDING CHARACTERISTICS

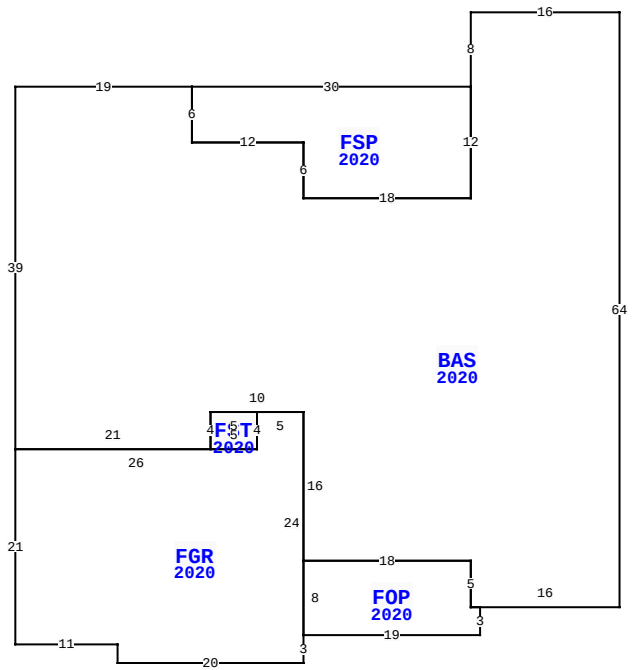
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,823	100	2,823	324,173
FGR	711	55	391	44,899
FOP	147	30	44	5,053
FSP	288	40	115	13,206
FST	20	55	11	1,264
TOTALS	3,989		3,384	388,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,384	97.1888	115.41	390,547	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 2823 HX Base Yr 2021



95024 N PALM POINTE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		388,594
TOTAL MARKET OB/XF VALUE		7,603
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		471,197
SOH/AGL Deduction		126,416
ASSESSED VALUE		344,781
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		294,781
TOTAL JUST VALUE		471,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1908705	CO ISSUED	0	04/14/2020
B1908705	NEW CONSTR	392,201	11/01/2019
B1908705	NEW CONSTR	392,201	11/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2357/1879	4/28/2020	WD	Q	I	01	425,000

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: ANIKIS KAREN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 S8 FSP=[YR=2020] W30 S6 E12 S6 E18 N12$ S12 W18 N6 W12 N6 W19S39 FGR=[YR=2020] S21 E11 S2 E20 N3 FOP=[YR=2020] E19 N3 W1 N5 W18 S8 $ N24 W5 FST=[YR=2020] W5 S4 E5 N4 $ S4 W26 $ E21 N4 E10 S16 E18 S5 E16 N64 $.

EXTRA FEATURES

LN	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	768.00	SF	10.00	10.00	100	2020	2020	3	99	7,603	

LAND DESCRIPTION

TOTAL OB/XF 7,603

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 08/13/2020 BY RK Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS