

LOT 34
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

SPAIN LARRY PHILLIP
95128 SANDY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0034-0000



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	11	CLAY TILE 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
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	2,209	100	2,209	281,095
FGR	678	55	373	47,464
FOP	78	30	23	2,927
FOP	198	30	59	7,508
TOTALS	3,163		2,664	338,994

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,664	107.1600	127.25	338,994	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 100% - 2022						Heated Area: 2209		HX Base Yr 2022			
The site map shows a property layout with three distinct areas labeled in blue: BAS 2021, FOP 2021, and FGR 2021. The property is bounded by a large outer line with several segments labeled with dimensions: 18, 20, 14, 37, 29, 20, 11, 2, 20, 8, 4, 13, 6, 3, 7, 4, 8, 19, 16, 4.2, and 6.3. The FOP 2021 area is a small rectangular section at the top left, measuring 18 by 10. The FGR 2021 area is a larger rectangular section in the middle, measuring 29 by 20. The BAS 2021 area is the largest section, occupying the bottom and right portions of the property. The dimensions are provided for each segment of the boundary, allowing for a precise calculation of the total area and the area of each labeled section.											