

LOT 36
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

HELMES FRANCIS G & PHYLLIS S
95140 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0036-0000



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/LAMMT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	

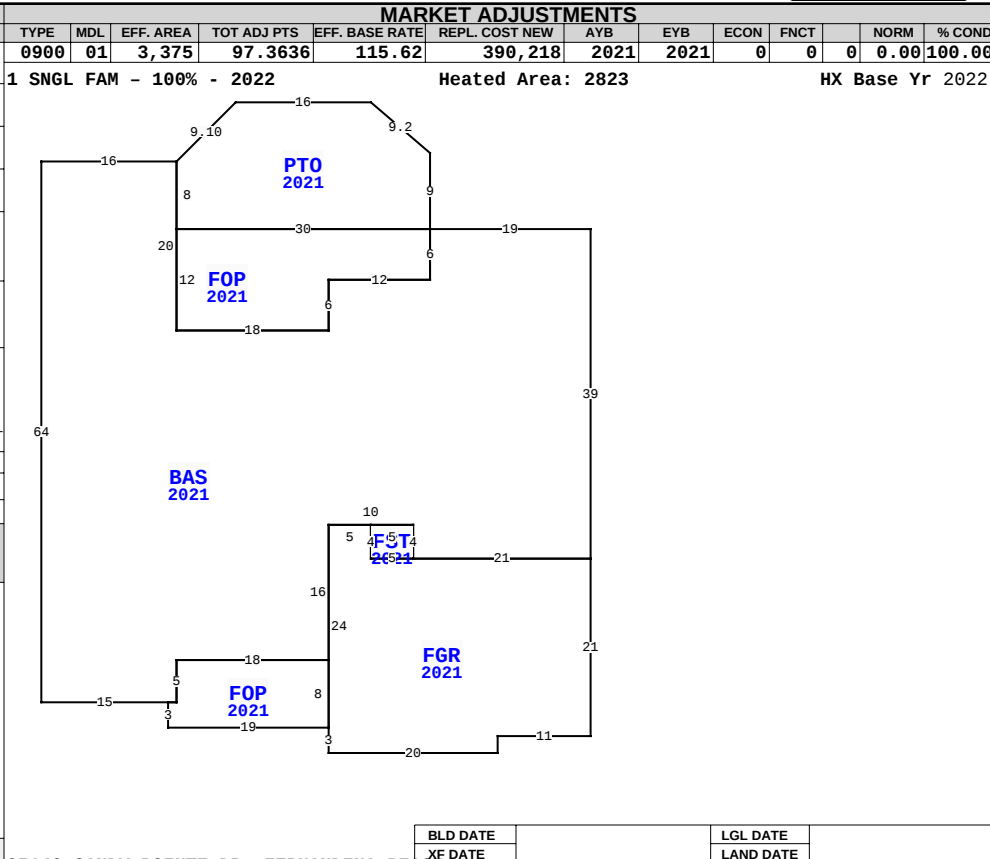
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,823	100	2,823	326,395
FGR	711	55	391	45,207
FOP	147	30	44	5,087
FOP	288	30	86	9,943
FST	20	55	11	1,272
PTO	405	5	20	2,312

TOTALS	4,394		3,375	390,218
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	917.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100			0.00	0.00	1.00

REVIEW DATE 07/22/2021 BY KW



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	917.00	SF	10.00	10.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	917.00	SF	10.00	10.00

Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	390,218								
TOTAL MARKET OB/XF VALUE	9,170								
TOTAL LAND VALUE - MARKET	75,000								
TOTAL MARKET VALUE	474,388								
SOH/AGL Deduction	265,325								
ASSESSED VALUE	209,063								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	159,063								
TOTAL JUST VALUE	474,388								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	414,513								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2100050	CO ISSUED	0	05/28/2021
B2100050	NEW CONSTR	393,288	01/08/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE			
2470/0278	6/10/2021	WD	Q	I	02	448,200			

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: HELMES FRANCIS G &

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W19 PTO=[YR=2021] N9 U6 L7 W16 D7 L7 S8 E30\$ FOP=[YR=2021] W30 S12 E18 N6 E12 N6 \$ S6 W12 S6 W18 N20 W16 S64 E15 FOP=[YR=2021] S3 E19 FGR=[YR=2021] S3 E20 N2 E11 N21 W21 FST=[YR=2021] N4 W5 S4 E5\$ W5 N4 W5 S24\$ N8 W18 S5 W1\$ E1 N5 E18 N16 E10 S4 E21 N39\$.									

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