LOT 38
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

MORGAN ROBERT L/WRIGHT ANGIE D
95152 SANDY POINT DRIVE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0038-0000

BUILDING CHARACTERISTICS

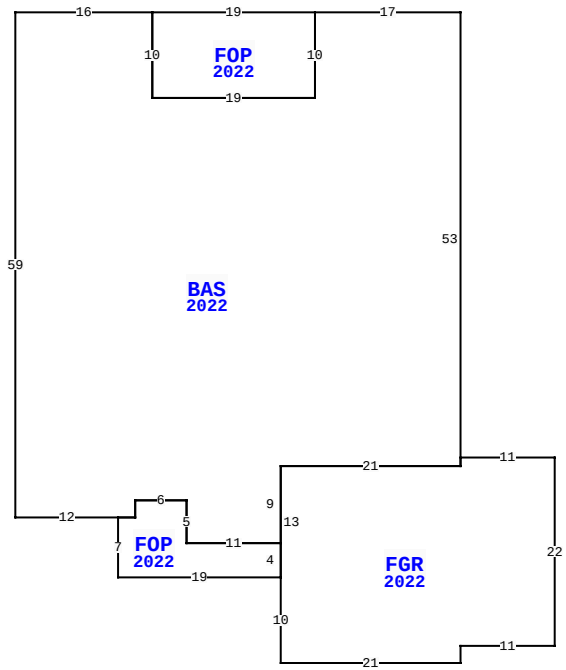
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,773	100	2,773	319,450
FGR	725	55	399	45,965
FOP	112	30	34	3,917
FOP	190	30	57	6,566
TOTALS	3,800		3,263	375,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,263	97.0140	115.20	375,898	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2773 HX Base Yr 2023



95152 SANDY 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		375,898
TOTAL MARKET OB/XF VALUE		8,920
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		459,818
SOH/AGL Deduction		0
ASSESSED VALUE		459,818
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		409,818
TOTAL JUST VALUE		459,818
NCON VALUE		384,818
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2111629	CO ISSUED	0	03/31/2022
B2111629	NEW CONSTR	406,877	09/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/1917	4/12/2022	WD	U	I	11	100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MORGAN ROBERT L & A						
2554/1257	4/12/2022	WD	Q	I	02	564,100
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MORGAN ROBERT L & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W17 FOP=[YR=2022] W19 S10 E19 N10$ S10 W19 N10 W16 S59 E12 FOP=[YR=2022] S7 E19 FGR=[YR=2022] S10 E21 N2 E11 N22 W11 S1 W21 S13$ N4 W11 N5 W6 S2 W2$ E2 N2 E6 S5 E11 N9 E21 N53$.

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	0	0	892.00	SF	10.00	10.00	100	2022	2022	3	100	8,920	

LAND DESCRIPTION

TOTAL OB/XF 8,920

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 07/29/2022 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS