LOT 48
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

BLACK KAREN
95212 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0048-0000

BUILDING CHARACTERISTICS

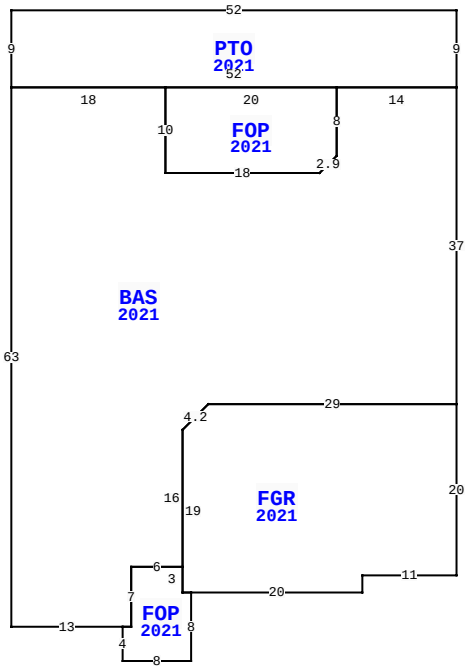
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	267,952
FGR	678	55	373	45,245
FOP	78	30	23	2,790
FOP	198	30	59	7,157
PTO	468	5	23	2,790
TOTALS	3,631		2,687	325,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,687	102.1440	121.30	325,933	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2022 Heated Area: 2209 HX Base Yr 2022



95212 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		325,933
TOTAL MARKET OB/XF VALUE		8,610
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		409,543
SOH/AGL Deduction		275,805
ASSESSED VALUE		133,738
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		83,738
TOTAL JUST VALUE		409,543
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2102301	CO ISSUED	0	08/06/2021
B2102301	NEW CONSTR	312,720	02/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2492/0475	8/26/2021	WD	Q	I	01	443,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: BLACK KAREN

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2021] W52 S9 BAS=[YR=2021] S63 E13 FOP=[YR=2021] S4 E8 N8 FGR=[YR=2021] E20 N2 E11 N20 W29 D3 L3 S19 E1$ W1 N3 W6 S7 W1$ E1 N7 E6 N16 U3 R3 E29 N37 W14 FOP=[YR=2021] W20 S10 E18 U2 R2 N8$ S8 D2 L2 W18 N10 W18$ E52 N9$.

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	861.00	SF	10.00	10.00	100	2021	2021	3	100	8,610	

LAND DESCRIPTION

TOTAL OB/XF 8,610

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 12/07/2021 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS