

LOT 53
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

RICE SEAN M & CAROL M
95242 SANDY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0053-0000



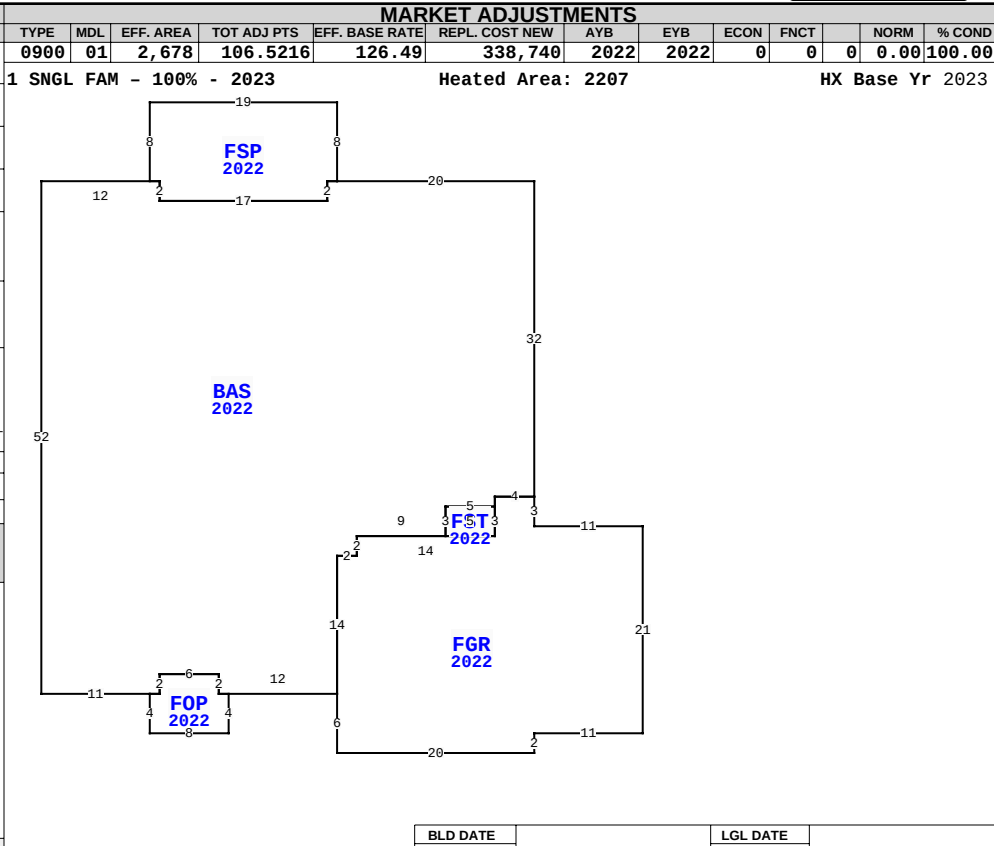
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,207	100	2,207	279,163
FGR	683	55	376	47,560
FOP	44	30	13	1,644
FSP	186	40	74	9,360
FST	15	55	8	1,012
TOTALS	3,135		2,678	338,740

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	1,022.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	1,022.00	SF	10.00	

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	1,022.00	SF	10.00	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		338,740	
TOTAL MARKET OB/XF VALUE		10,220	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		423,960	
SOH/AGL Deduction		0	
ASSESSED VALUE		423,960	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		373,960	
TOTAL JUST VALUE		423,960	
NCON VALUE		348,960	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2110581	NEW CONSTR	333,314	08/11/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2593/0811	9/27/2022	WD Q	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: RICE SEAN M & CAROL					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2022] W20 FSP=[YR=2022] N8 W19 S8 E1 S2 E17 N2 E1\$ W1 S2 W17 N2 W12 S52 E11 FOP=[YR=2022] S4 E8 N4 W1 N2 W6 S2 W1\$ E1 N2 E6 S2 E12 FGR=[YR=2022] S6 E20 N2 E11 N21 W11 N3 W4 S1 FST=[YR=2022] W5 S3 E5 N3\$ S3 W14 S2 W2 S14\$ N14 E2 N2 E9 N3 E5 N1 E4 N32\$.					