

LOT 63
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

GORNICK LINDA L TRUST/GORNICK LINDA L TRUSTEE
95257 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0063-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

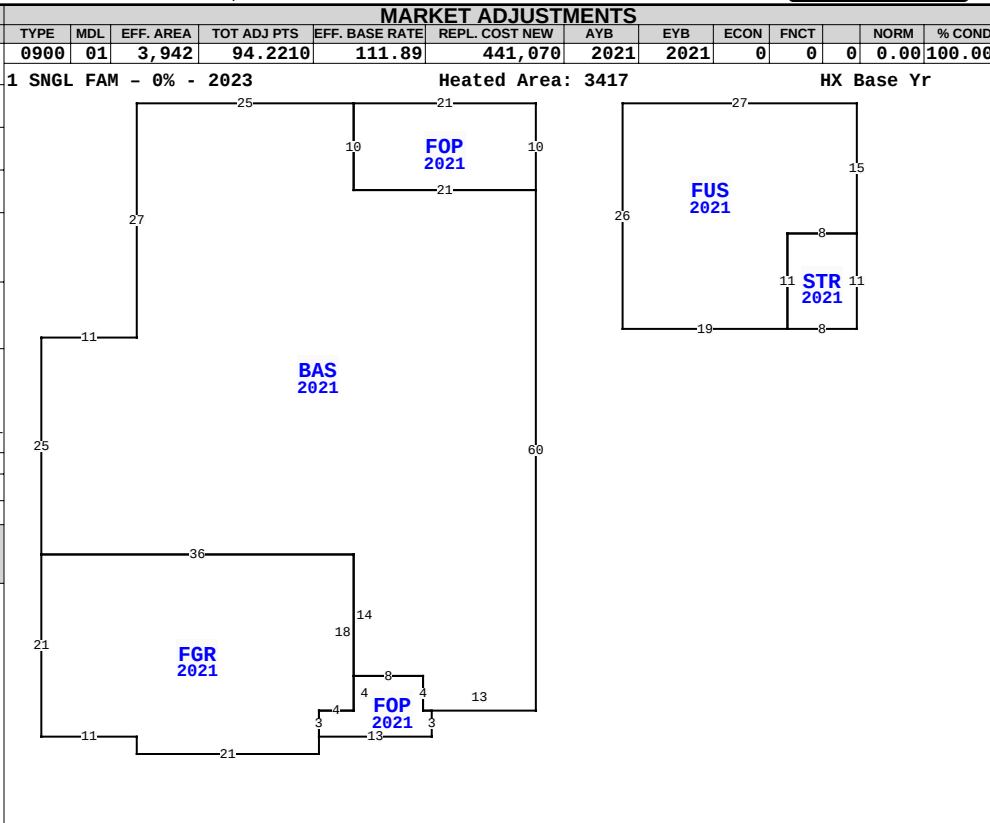
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,803	100	2,803	313,628
FGR	786	55	432	48,336
FOP	71	30	21	2,350
FOP	210	30	63	7,049
FUS	614	100	614	68,700
STR	88	10	9	1,007

TOTALS	4,572		3,942	441,070
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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	0	0	879.00	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	000100	C	SFR	0			0.00	0.00	1.00

REVIEW DATE 01/04/2022 BY DJ



BLD DATE	XF DATE	LGL DATE
		LAND DATE
		AG DATE

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	441,070								
TOTAL MARKET OB/XF VALUE	8,790								
TOTAL LAND VALUE - MARKET	75,000								
TOTAL MARKET VALUE	524,860								
SOH/AGL Deduction	0								
ASSESSED VALUE	524,860								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	524,860								
TOTAL JUST VALUE	524,860								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	456,799								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108479	CO ISSUED	0	01/28/2022
B2108479	NEW CONSTR	496,271	06/28/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2623/1675	3/06/2023	WD	Q	I	02	739,000			
GRANTOR: JACKSON MICHAEL F & R									
GRANTEE: GORNICK LINDA L TRU									
2604/1485	9/16/2022	QC	U	I	11	100			
GRANTOR: JACKSON MICHAEL F									
GRANTEE: JACKSON MICHAEL F &									

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2021] W21 BAS=[YR=2021] W25 S27 W11 S25 FGR=[YR=2021] S21 E11 S2 E21 N2 FOP=[YR=2021] E13 N3 W1 N4 W8 S4 W4 S3\$ N3 E4 N18 W36\$ E36 S14 E8 S4 E13 N60 W21 N10\$ S10 E21 N10\$ PTR=E10 FUS=[YR=2021] E27 S15 STR=[YR=2021] S11 W8 N11 E8\$ W8 S11 W19 N26\$ W10\$.									

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