LOT 64
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

RUCHAS STANLEY J & LYNN M
95251 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0064-0000

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	11	CLAY TILE 100
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

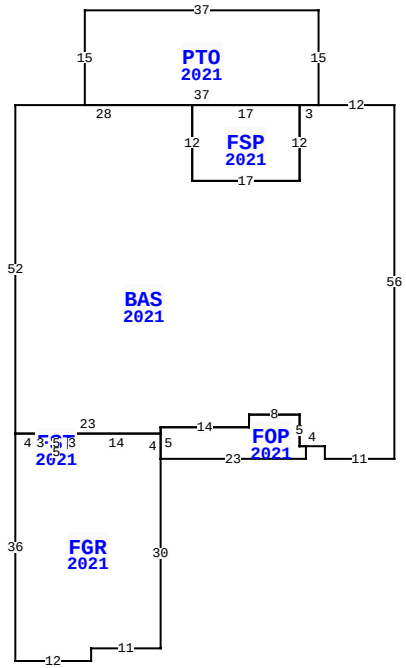
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,930	100	2,930	365,898
FGR	791	55	435	54,323
FOP	128	30	38	4,745
FSP	204	40	82	10,240
FST	15	55	8	999
PTO	555	5	28	3,497
TOTALS	4,623		3,521	439,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,521	105.1650	124.88	439,702	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2930 HX Base Yr 2023



95251 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		439,702
TOTAL MARKET OB/XF VALUE		13,794
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		528,496
SOH/AGL Deduction		0
ASSESSED VALUE		528,496
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		478,496
TOTAL JUST VALUE		528,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		458,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011958	CO ISSUED	0	06/01/2021
B2011958	NEW CONSTR	408,750	12/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2470/0674	6/11/2021	WD	Q	I	01	469,400

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: RUCHAS STANLEY J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W12 PTO=[YR=2021] N15 W37 S15 E37$ W3 FSP=[YR=2021] W17 S12 E17 N12$ S12 W17 N12 W28 S52 FGR=[YR=2021] S36 E12 N2 E11 N30 FOP=[YR=2021] E23 N2 W1 N5 W8 S2 W14 S5$ N4 W14 FST=[YR=2021] W5 S3 E5 N3$ S3 W5 N3 W4$ E23 N1 E14 N2 E8 S5 E4 S2 E11 N56$.

EXTRA FEATURES

LN	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	1,347.00	SF	10.00	10.00	100	2021	2021	3	100	13,470	
2	1134	LANDSCP BL	0	100	54	0	108.00	SF	3.00	3.00	100	2021	2021	3	100	324	

LAND DESCRIPTION

TOTAL OB/XF 13,794

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 07/22/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS