

LOT 67
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

RIES PAUL
7718 SPRINGFIELD DRIVE NW
GIG HARBOR, WA 98329

2023

29-2N-28-0117-0067-0000



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	13	LVT/LAMMT 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
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NEIGHBORHOOD/LOC	4087.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,207	100	2,207	263,405
FGR	729	55	401	47,859
FOP	88	30	26	3,103
FOP	186	30	56	6,684
FST	15	55	8	955

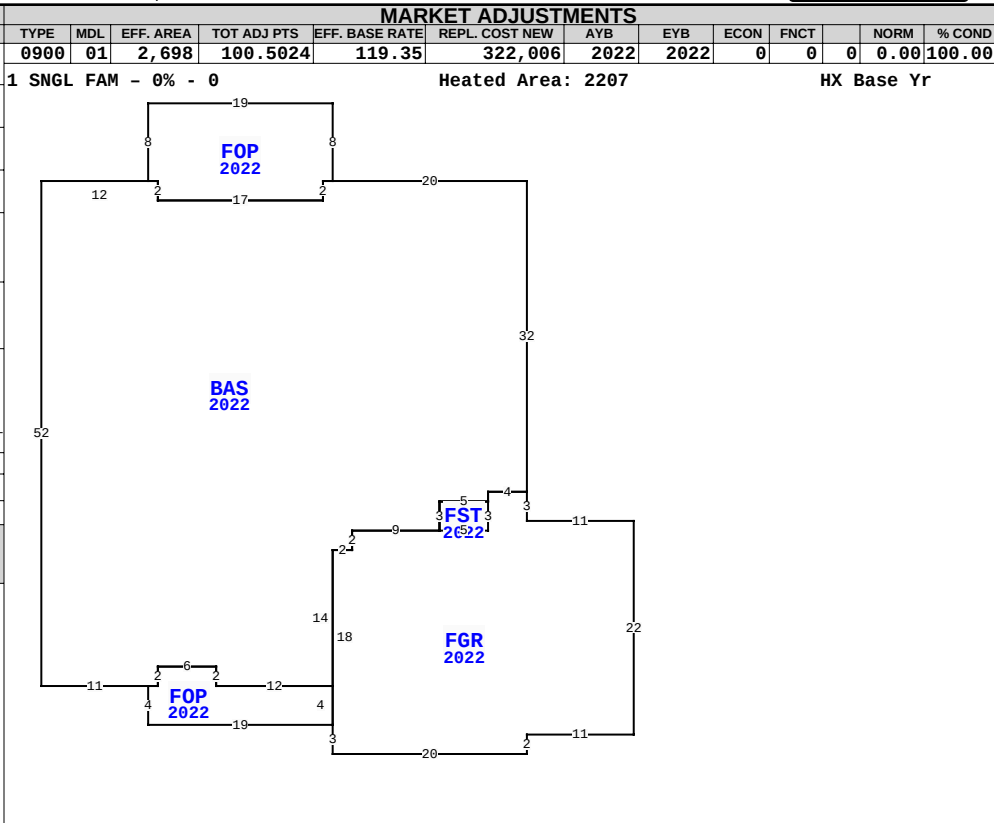
TOTALS	3,225		2,698	322,006
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EXTRA FEATURES

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	0	0	956.00	SF	10.00	10.00	100	2022	2022	3	100	9,560	
2	0855	CONC PAVER	0	0	0	66.00	SF	10.00	10.00	100	2022	2022	3	100	660	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

95233 SANDY POINTE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		322,006
TOTAL MARKET OB/XF VALUE		10,220
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		407,226
SOH/AGL Deduction		20,055
ASSESSED VALUE		387,171
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		387,171
TOTAL JUST VALUE		407,226
NCON VALUE		332,226
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2207974	CO ISSUED	0	01/23/2023
B2207974	NEW CONSTR	365,601	05/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2613/1785	1/17/2023	WD	Q	I	02	519,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: RIES PAUL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 FOP=[YR=2022] N8 W19 S8 E1 S2 E17 N2 E1\$ W1 S2 W17 N2 W12 S52 E11 FOP=[YR=2022] S4 E19 FGR=[YR=2022] S3 E20 N2 E11 N22 W11 N3 W4 S1 FST=[YR=2022] S3 W5 N3 E5\$ W5 S3 W9 S2 W2 S18\$ N4 W12 N2 W6 S2 W1\$ E1 N2 E6 S2 E12 N14 E2 N2 E9 N3 E5 N1 E4 N32\$.