LOT 69
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

BRAINERD JAMES D & SALLY G
95221 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

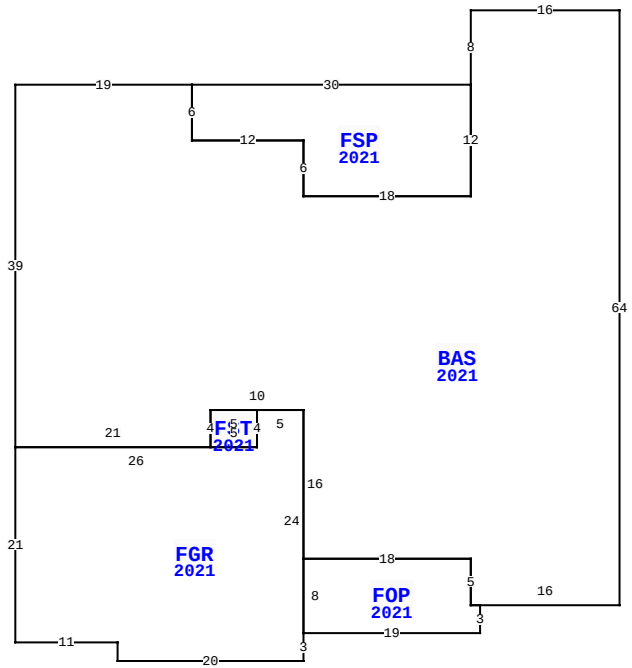
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,823	100	2,823	345,140
FGR	711	55	391	47,804
FOP	147	30	44	5,379
FSP	288	40	115	14,060
FST	20	55	11	1,345
TOTALS	3,989		3,384	413,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,384	102.9572	122.26	413,728	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2022 Heated Area: 2823 HX Base Yr 2022



95221 SANDY POINTE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		413,728
TOTAL MARKET OB/XF VALUE		8,880
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		497,608
SOH/AGL Deduction		69,807
ASSESSED VALUE		427,801
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		377,801
TOTAL JUST VALUE		497,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010985	CO ISSUED	0	05/11/2021
B2010985	NEW CONSTR	392,201	11/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2465/0419	5/24/2021	WD	Q	I	01	455,200

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: BRAINERD JAMES D &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 S8 FSP=[YR=2021] W30 S6 E12 S6 E18 N12$ S12 W18 N6 W12 N6 W19 S39 FGR=[YR=2021] S21 E11 S2 E20 N3 FOP=[YR=2021] E19 N3 W1 N5 W18 S8$ N24 W5 FST=[YR=2021] W5 S4 E5 N4$ S4 W26$ E21 N4 E10 S16 E18 S5 E16 N64$.

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	888.00	SF	10.00	10.00	100	2021	2021	3	100	8,880	

LAND DESCRIPTION

TOTAL OB/XF 8,880

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