

LOT 71
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

COLANTUANI RAYMOND J & ELAINE
95209 SANDY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0071-0000



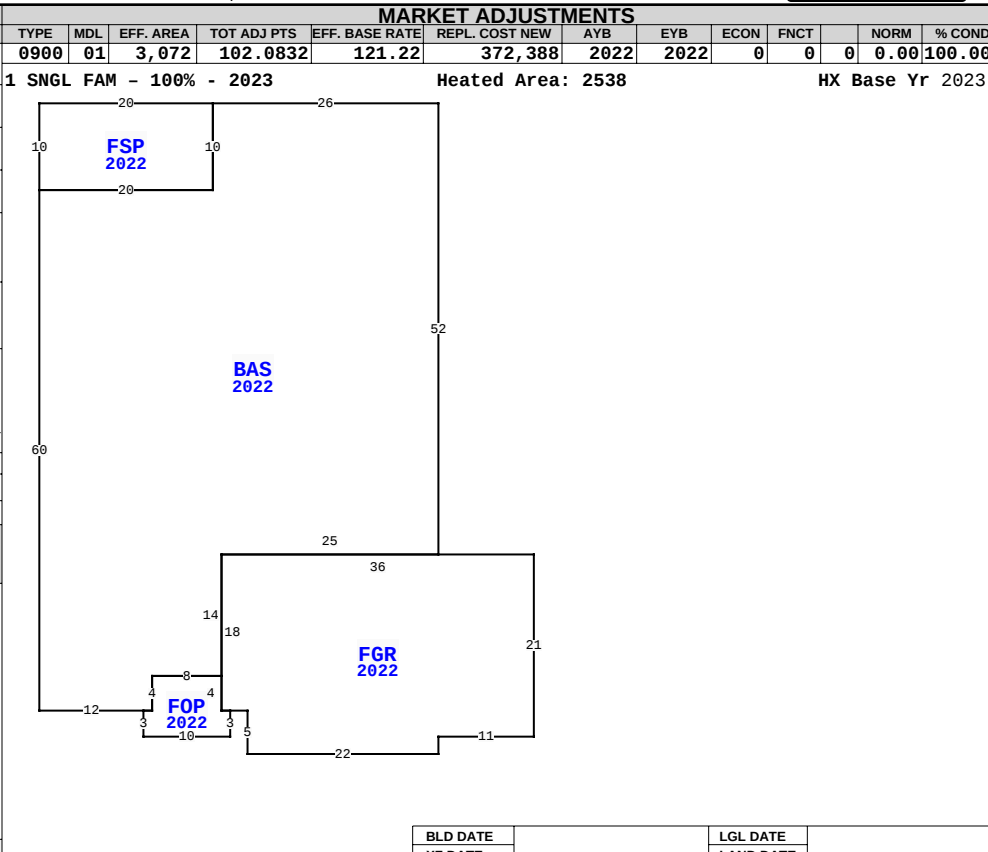
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,538	100	2,538	307,656
FGR	791	55	435	52,731
FOP	62	30	19	2,303
FSP	200	40	80	9,698
TOTALS	3,591		3,072	372,388

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
1	0855	CONC PAVER	0 100	0	0	998.00	SF	10.00	10.00	100	2022	2022	3	100

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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00



TOTAL OB/XF														
9,980														

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9,980														

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					372,388				
TOTAL MARKET OB/XF VALUE					9,980				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					457,368				
SOH/AGL Deduction					0				
ASSESSED VALUE					457,368				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					407,368				
TOTAL JUST VALUE					457,368				
NCON VALUE					382,368				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					75,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017727	CO ISSUED	0	12/01/2022
22003174	NEW CONSTR	431,140	02/28/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2607/0756	12/09/2022	WD Q	I	01		578,600	

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: COLANTUONI RAYMOND

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=2022] W26 FSP=[YR=2022] W20 S10 E20 N10\$ S10 W20 S60 E12 FOP=[YR=2022] S3 E10 N3 FGR=[YR=2022] E2 S5 E22 N2 E11 N21 W36 S18 E1\$ W1 N4 W8 S4 W1\$ E1 N4 E8 N14 E25 N52\$.														