LOT 73
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

WILSON SALLY G
95197 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0073-0000

BUILDING CHARACTERISTICS

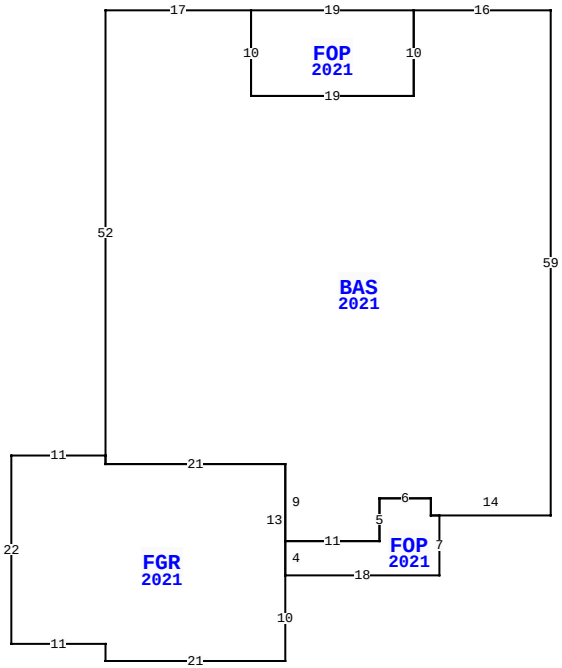
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,773	100	2,773	319,450
FGR	725	55	399	45,965
FOP	105	30	32	3,686
FOP	190	30	57	6,566
TOTALS	3,793		3,261	375,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,261	97.0140	115.20	375,667	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2022 Heated Area: 2773 HX Base Yr 2022



95197 SANDY POINTE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		375,667
TOTAL MARKET OB/XF VALUE		9,230
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		459,897
SOH/AGL Deduction		174,423
ASSESSED VALUE		285,474
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		185,474
TOTAL JUST VALUE		459,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2012972	CO ISSUED	0	09/22/2021
B2012972	NEW CONSTR	385,568	12/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2501/0825	9/30/2021	WD	Q	I	01	497,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: WILSON SALLY G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 FOP=[YR=2021] W19 S10 E19 N10$ S10 W19 N10 W17 S52 FGR=[YR=2021] W11 S22 E11 S2 E21 N10 FOP=[YR=2021] E18 N7 W1 N2 W6 S5 W11 S4$ N13 W21 N1$ S1 E21 S9 E11 N5 E6 S2 E14 N59$.

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	3	30	90.00	SF	10.00	10.00	100	2021	2021	3	100	900	
2	0855	CONC PAVER	0	100	0	0	833.00	SF	10.00	10.00	100	2021	2021	3	100	8,330	

LAND DESCRIPTION

TOTAL OB/XF 9,230

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	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/07/2021 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS