LOT 75
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

O'BRIEN PATRICK & LYDIA
95185 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0075-0000

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 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

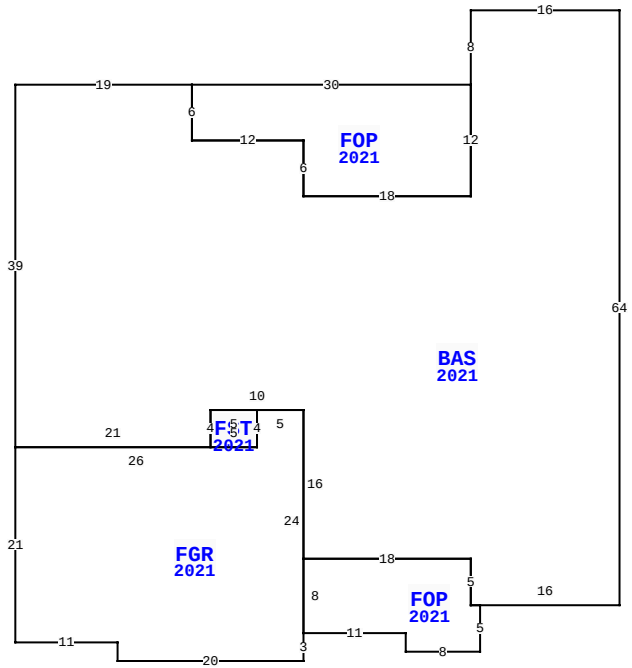
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,823	100	2,823	341,329
FGR	711	55	391	47,276
FOP	163	30	49	5,925
FOP	288	30	86	10,398
FST	20	55	11	1,330
TOTALS	4,005		3,360	406,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,360	101.8210	120.91	406,258	2021	2021	0	0	0	0.00	100.00

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



95185 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		406,258
TOTAL MARKET OB/XF VALUE		9,760
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		491,018
SOH/AGL Deduction		127,976
ASSESSED VALUE		363,042
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		313,042
TOTAL JUST VALUE		491,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106224	CO ISSUED	0	12/16/2021
B2106224	NEW CONSTR	418,005	05/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2522/1289	12/17/2021	WD	Q	I	02	588,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: O'BRIEN PATRICK & L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 S8 FOP=[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] E11 S2 E8 N5 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	3	23	69.00	SF	10.00	10.00	100	2021	2021	3	100	690	
2	0855	CONC PAVER	0	100	0	0	907.00	SF	10.00	10.00	100	2021	2021	3	100	9,070	

LAND DESCRIPTION

TOTAL OB/XF 9,760

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	000100	C	SFR	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