

LOT 79
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

KILBANE MICHAEL & KIMBERLY A
95161 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0079-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1													
Exterior Wall	31	HARDIE BRD 100	0900	01	3,308	107.5020	127.66	422,299	2021	2021	0	0	0.00	100.00	VALUATION SUMMARY													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022													Heated Area: 2773												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022												
Interior Wall	05	DRYWALL 100																										
Interior Floop	11	CLAY TILE 100																										
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	354,001																								
FGR	725	55	399	50,936																								
FOP	112	30	34	4,340																								
FSP	190	40	76	9,702																								
PTO	522	5	26	3,319																								
TOTALS			4,322	3,308	422,299																							
EXTRA FEATURES			95161 SANDY POINTE DR, FERNANDINA BEACH																									
L N	OB/XF	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	30	3	90.00	SF	10.00	10.00	100	2021	2021	3	100	900													
2	0855	CONC PAVER	0 100	0	0	815.00	SF	10.00	10.00	100	2021	2021	3	100	8,150													
3	0855	CONC PAVER	0 100	20	4	80.00	SF	10.00	10.00	100	2022	2022	3	100	800													
4	1134	LANDSCP BL	0 100	16	0	32.00	SF	3.00	3.00	100	2022	2022	3	100	96													
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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000											
REVIEW DATE 08/08/2022 BY KWWW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																												