LOT 85
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

WEBB LEWIS & GLORIA
94994 PALM POINTE DRIVE SOUTH
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0085-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
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

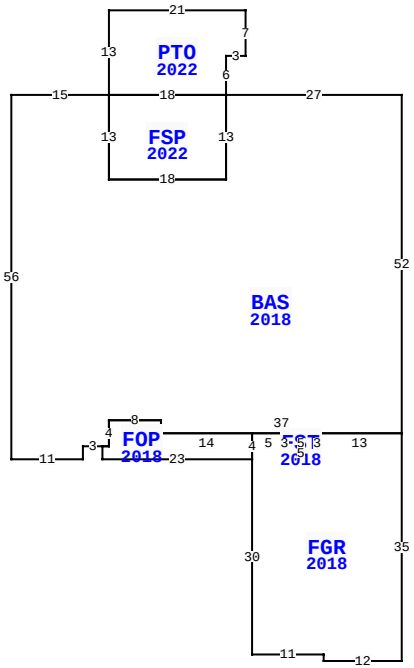
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4087.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,922	100	2,922	350,527
FGR	779	55	428	51,344
FOP	106	30	32	3,839
FSP	234	40	94	11,276
FST	15	55	8	960
PTO	255	5	13	1,559
TOTALS	4,311		3,497	419,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,497	102.6076	121.85	426,109	2018	2018	0	0	0	1.55	98.45

1 SNGL FAM – 0% - 0 Heated Area: 2922 HX Base Yr



94994 S PALM POINTE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	419,504
TOTAL MARKET OB/XF VALUE	16,438
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	510,942
SOH/AGL Deduction	76,665
ASSESSED VALUE	434,277
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	434,277
TOTAL JUST VALUE	510,942
NCON VALUE	14,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	438,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804811	CO ISSUED	0	10/02/2018
B1804811	NEW CONSTR	392,374	05/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2264/1245	3/27/2019	WD	Q	I	01	400,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: WEBB LEWIS & GLORIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W27 PTO=[YR=2022] N6 E3 N7 W21 S13 E18$
FSP=[YR=2022] W18 S13 E18 N13$ S13 W18 N13 W15 S56 E11 N2 E3
FOP=[YR=2018] S2 E23 FGR=[YR=2018] S30 E11 S1 E12 N35 W13
FST=[YR=2018] W5 S3 E5 N3$ S3 W5 N3 W5 S4$ N4 W14 N2 W8 S4
W1$ E1 N4 E8 S2 E37 N52$.

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	0	0	0	1,191.00	SF	10.00	10.00	100	2018	2018	3	98	11,672	
2	0462	ST/AL FNC	0	0	114	0	456.00	SF	10.00	10.00	100	2021	2021	3	98	4,469	
3	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	

LAND DESCRIPTION

TOTAL OB/XF 16,438

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	0			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