

LOT 86
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

PHELAN DEBORAH K REV TRUST/PHELAN DEBORAH K TRUSTE
94988 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0086-0000



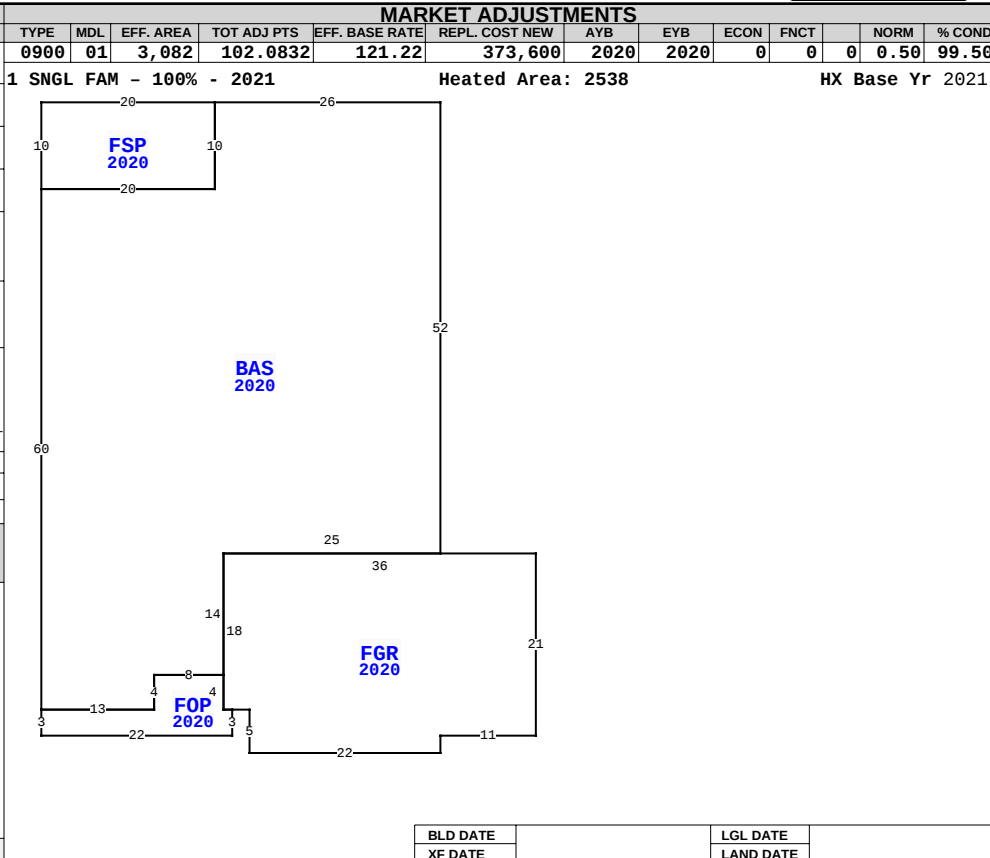
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	306,118
FGR	791	55	435	52,467
FOP	98	30	29	3,497
FSP	200	40	80	9,650
TOTALS	3,627		3,082	371,732

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	820.00	SF	10.00	10.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
8,118											

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8,118											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										371,732	
TOTAL MARKET OB/XF VALUE										8,118	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										454,850	
SOH/AGL Deduction										187,154	
ASSESSED VALUE										267,696	
TOTAL EXEMPTION VALUE										55,000	
BASE TAXABLE VALUE										212,696	
TOTAL JUST VALUE										454,850	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										399,975	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2000672	CO ISSUED	0	06/10/2020
B2000672	NEW CONSTR	355,757	02/01/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2525/1702	12/29/2021	WD	U	I	11	211,600	
GRANTOR: PHELAN WILLIAM T REVO							
GRANTEE: PHELAN DEBORAH K RE							
2406/1675	10/29/2020	QC	U	I	11	100	
GRANTOR: PHELAN DEBORAH K & WI							
GRANTEE: PHELAN DEBORAH K RE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W26 FSP=[YR=2020] W20 S10 E20 N10 \$ S10 W20 S60 FOP=[YR=2020] S3 E22 N3 FGR=[YR=2020] E2 S5 E22 N2 E11 N21 W36 S18 E1\$ W1 N4 W8 S4 W13 \$ E13 N4 E8 N14 E25 N52 \$.											