

LOT 90
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

OWENS DANIEL E & BARBARA S
94812 SCALLOP SHELL COURT
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0090-0000



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	3,418	105.2296	124.96	427,113	2019	2019	0	0	1.00	99.00											
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2020													Heated Area: 2845									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2020									
Interior Wall	05	DRYWALL 100																							
Interior Floor	11	CLAY TILE 80																							
Interior Floor	14	CARPET 20																							
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	2,845	100	2,845	351,956																					
FGR	711	55	391	48,370																					
FOP	166	30	50	6,186																					
FOP	402	30	121	14,969																					
FST	20	55	11	1,361																					
TOTALS			4,144	3,418	422,842																				
EXTRA FEATURES			94812 SCALLOP SHELL CT, FERNANDINA BEACH																						
L N	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	0	0	779.00	SF	10.00	10.00	100	2019	2019	3	99	7,712										
2	0855	CONC PAVER	0 100	0	0	66.00	SF	10.00	10.00	100	2019	2019	3	99	653										
3	0855	CONC PAVER	0 100	95	3	285.00	SF	10.00	10.00	100	2020	2020	3	99	2,822										
4	0911	SCRN RM A	0 100	0	0	1,686.00	SF	17.50	17.50	100	2020	2020	3	93	27,440										
5	0861	POOL GUNIT	0 100	0	0	613.00	SF	85.00	85.00	100	2020	2020	3	95	49,500										
6	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	93	1,860										
7	0857	SANDSTONE	0 100	0	0	1,073.00	SF	16.00	16.00	100	2020	2020	3	100	17,168										
TOTAL OB/XF 107,155																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 02/18/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									