

LOT 94
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

LECUYER MICHAEL J & LINDA R
94970 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0094-0000



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	13	LVT/LAMMT 60		
Interior Floo	14	CARPET 40		
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	2,480	100	2,480	295,070
FGR	730	55	402	47,830
FOP	57	30	17	2,023
FOP	220	30	66	7,853
TOTALS	3,487		2,965	352,776

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,965	100.1946	118.98	352,776	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 0% - 2023						Heated Area: 2480		HX Base Yr			
The site map shows a property layout with three distinct areas labeled in blue: BAS 2021, FOP 2021, and FGR 2021. The property is bounded by a series of lines with numerical dimensions. The top boundary is 21 units long. The left boundary is 51 units long. The bottom boundary is 20 units long. The right boundary is 32 units long. The top-right corner is 21 units long. The bottom-right corner is 27 units long. The bottom-left corner is 12 units long. The top-left corner is 21 units long. The bottom-left corner is 10 units long. The bottom-left corner is 3 units long. The bottom-left corner is 3 units long. The bottom-left corner is 9 units long. The bottom-left corner is 6 units long. The bottom-left corner is 10 units long. The bottom-left corner is 11 units long. The bottom-left corner is 9 units long. The bottom-left corner is 11 units long. The bottom-left corner is 2 units long. The bottom-left corner is 20 units long. The bottom-left corner is 14 units long. The bottom-left corner is 5 units long. The bottom-left corner is 17 units long. The bottom-left corner is 11 units long. The bottom-left corner is 20 units long. The bottom-left corner is 14 units long. The bottom-left corner is 5 units long. The bottom-left corner is 17 units long. The bottom-left corner is 11 units long. The bottom-left corner is 20 units long. The bottom-left corner is 14 units long. The bottom-left corner is 5 units long. The bottom-left corner is 17 units long. The bottom-left corner is 11 units long. The bottom-left corner is 20 units long. The bottom-left corner is 14 units long. The bottom-left corner is 5 units long. The bottom-left corner is 17 units long. The bottom-left corner is 11 units long. The bottom-left corner is 20 units long. The bottom-left corner is 14 units long. The bottom-left corner is 5 units long. The bottom-left corner is 17 units long. The bottom-left corner is 11 units long. The bottom-left corner is 20 units long. 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