

LOT 96
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

BRAITHWAITE JAMES G & ANNETTE G
94958 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0096-0000



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	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,609	100	2,609	303,270
FGR	264	55	145	16,855
FGR	507	55	279	32,431
FOP	60	30	18	2,092
FOP	366	30	110	12,786
FST	15	55	8	930

TOTALS 3,821 3,169 368,365

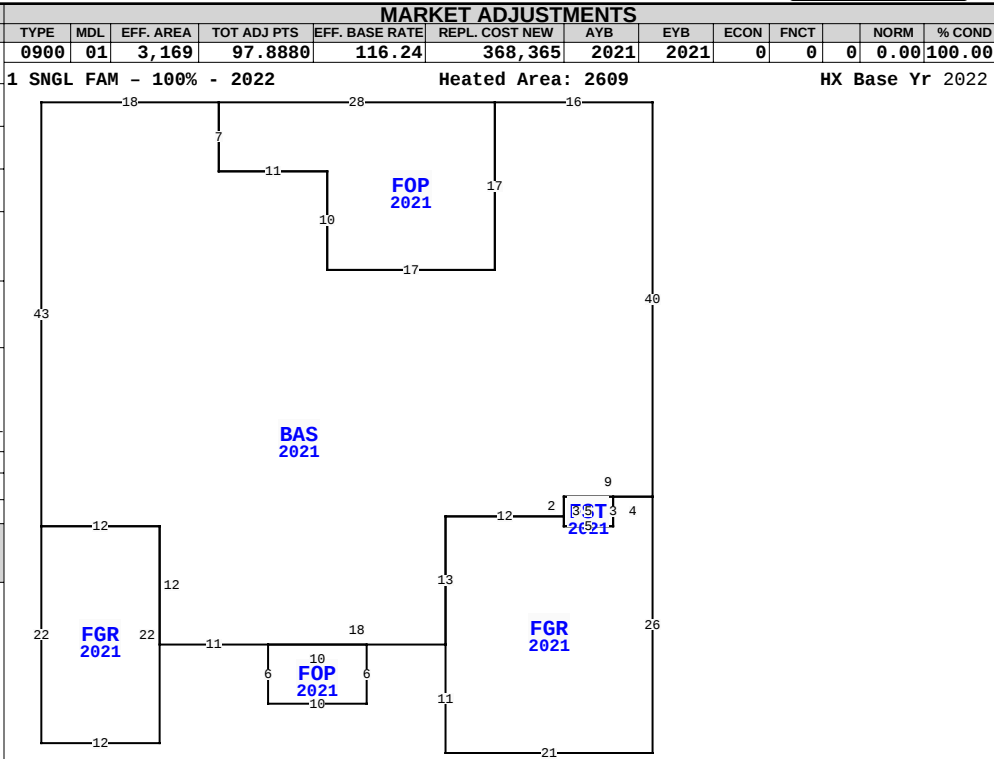
EXTRA FEATURES

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	971.00	SF	10.00	10.00	100	2021	2021	3	100	9,710	
2	0861	POOL GUNIT	0 100	0	0	420.00	SF	85.00	85.00	100	2021	2021	3	98	34,986	
3	0855	CONC PAVER	0 100	0	0	592.00	SF	10.00	10.00	100	2021	2021	3	100	5,920	
4	0855	CONC PAVER	0 100	3	80	240.00	SF	10.00	10.00	100	2021	2021	3	100	2,400	
5	0462	ST/AL FNC	0 100	0	0	576.00	SF	10.00	10.00	100	2021	2021	3	98	5,645	
6	0911	SCRN RM A	0 100	44	23	1,012.00	SF	17.50	17.50	100	2022	2022	3	100	17,710	

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 08/03/2022 BY KW



94958 S PALM POINTE DR, FERNANDINA BEACH

BLD DATE XFF DATE INC DATE

LGL DATE LAND DATE AG DATE

TOTAL OB/XF 76,371

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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 08/03/2022 BY KW

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			368,365
TOTAL MARKET OB/XF VALUE			76,371
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			519,736
SOH/AGL Deduction			84,726
ASSESSED VALUE			435,010
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			385,010
TOTAL JUST VALUE			519,736
NCON VALUE			17,710
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			430,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005418	SCRN ENCLSR	15,910	04/07/2022
B2112024	SWIM POOL	55,000	09/09/2021
C2010446	CO ISSUED	0	04/23/2021
B2010446	NEW CONSTR	367,029	10/29/2020

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
2458/1402	4/30/2021	WD Q I 01	415,900
GRANTOR: SEDA CONSTRUCTION COM			
GRANTEE: BRAITHWAITE JAMES G			

BUILDING NOTES			
BAS=[YR=2021] W16 FOP=[YR=2021] W28 S7 E11 S10 E17 N17\$ S17 W17 N10 W11 N7 W18 S43 FGR=[YR=2021] S22 E12 N22 W12\$ E12 S12 E11 FOP=[YR=2021] S6 E10 N6 W10\$ E18 FGR=[YR=2021] S11 E21 N26 W4 FST=[YR=2021] W5 S3 E5 N3 \$ S3 W5 N1 W12 S13\$ N13 E12 N2 E9 N40\$.			

BUILDING DIMENSIONS			
BAS=[YR=2021] W16 FOP=[YR=2021] W28 S7 E11 S10 E17 N17\$ S17 W17 N10 W11 N7 W18 S43 FGR=[YR=2021] S22 E12 N22 W12\$ E12 S12 E11 FOP=[YR=2021] S6 E10 N6 W10\$ E18 FGR=[YR=2021] S11 E21 N26 W4 FST=[YR=2021] W5 S3 E5 N3 \$ S3 W5 N1 W12 S13\$ N13 E12 N2 E9 N40\$.			

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Common: 75,000 PRINTED 08/02/2023 BY SYS