

LOT 97
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

MEEKS TERRY W & JACQUELINE P
94952 PALM POINTE DRIVE SOUTH
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0097-0000



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	VALUATION SUMMARY										
Exterior Wall	31	HARDIE BRD 90	0900	01	3,505	101.4885	120.52	422,423	2018	2018	0	0	1.55	98.45	STANDARD										
Exterior Wall	21	STONE 10	1 SNGL FAM - 100% - 2020													Heated Area: 2901									
Roof Structur	08	IRREGULAR 100														HX Base Yr 2020									
Roof Cover	03	COMP SHNGL 100																							
Interior Wall	05	DRYWALL 100																							
Interior Floo	11	CLAY TILE 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	2,901	100	2,901	344,210																					
FGR	745	55	410	48,647																					
FOP	168	30	50	5,933																					
FSP	204	40	82	9,730																					
FST	15	55	8	949																					
USP	180	30	54	6,407																					
TOTALS		4,213	3,505	415,875																					
EXTRA FEATURES					94952 S PALM POINTE DR, 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	1,156.00	SF	10.00	10.00	100	2018	2018	3	98	11,329										
2	0855	CONC PAVER	0 100	0	0	62.00	SF	10.00	10.00	100	2019	2019	3	99	614										
TOTAL OB/XF 11,943																									
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 12/19/2019 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																									