LOT 99
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

ZIMPFER DENNIS S & CYNTHIA L
94940 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0099-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

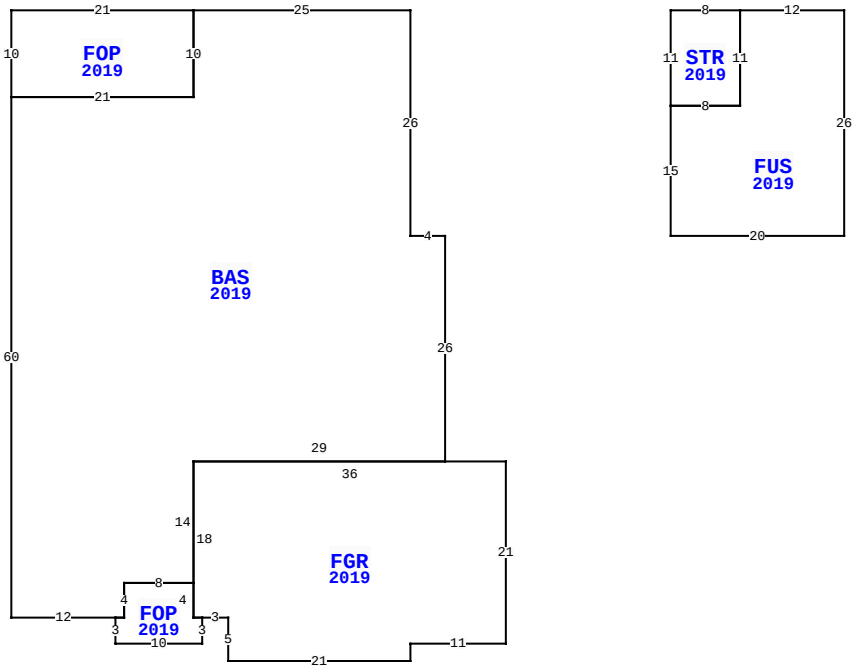
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,632	100	2,632	317,737
FGR	786	55	432	52,151
FOP	62	30	19	2,294
FOP	210	30	63	7,605
FUS	432	100	432	52,151
STR	88	10	9	1,086
TOTALS	4,210		3,587	433,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,587	102.6855	121.94	437,399	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 3064 HX Base Yr 2022



94940 S PALM POINTE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		433,025
TOTAL MARKET OB/XF VALUE		55,254
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		563,279
SOH/AGL Deduction		66,092
ASSESSED VALUE		497,187
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		447,187
TOTAL JUST VALUE		563,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004137	SCRN ENCLSR	5,640	05/14/2020
B2001186	SWIM POOL	43,780	02/01/2020
C190922	CO ISSUED	0	08/28/2019
B190922	NEW CONSTR	414,553	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2316/1340	11/01/2019	WD	Q	I	02	423,500

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: ZIMPFER DENNIS S &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W25 FOP=[YR=2019] W21 S10 E21 N10 $ S10 W21 S60 E12 FOP=[YR=2019] S3 E10 N3 FGR=[YR=2019] E3 S5 E21 N2 E11 N21 W36 S18 E1 $ W1 N4 W8 S4 W1 $ E1 N4 E8 N14 E29 N26 W4 N26 $ PTR= E30 STR=[YR=2019] E8 FUS=[YR=2019] E12 S26 W20 N15 E8 N11 $ S11 W8 N11 $ W30 $.

EXTRA FEATURES

LN	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	8	3	24.00	SF	10.00	10.00	100	2019	2019	3	99	238	
2	0855	CONC PAVER	0	100	0	0	857.00	SF	10.00	10.00	100	2019	2019	3	99	8,484	
3	0911	SCRN RM A	0	100	57	16	912.00	SF	17.50	17.50	100	2020	2020	3	93	14,843	
4	0861	POOL GUNIT	0	100	28	10	280.00	SF	85.00	85.00	100	2020	2020	3	95	22,610	
5	0855	CONC PAVER	0	100	0	0	632.00	SF	10.00	10.00	100	2020	2020	3	99	6,257	
6	0855	CONC PAVER	0	100	95	3	285.00	SF	10.00	10.00	100	2020	2020	3	99	2,822	

LAND DESCRIPTION

TOTAL OB/XF 55,254

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 02/17/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS