

LOT 103
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

WIRTH RONALD L
96239 MARSH HEN RD
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0103-0000



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	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
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NEIGHBORHOOD/LOC	4087.00
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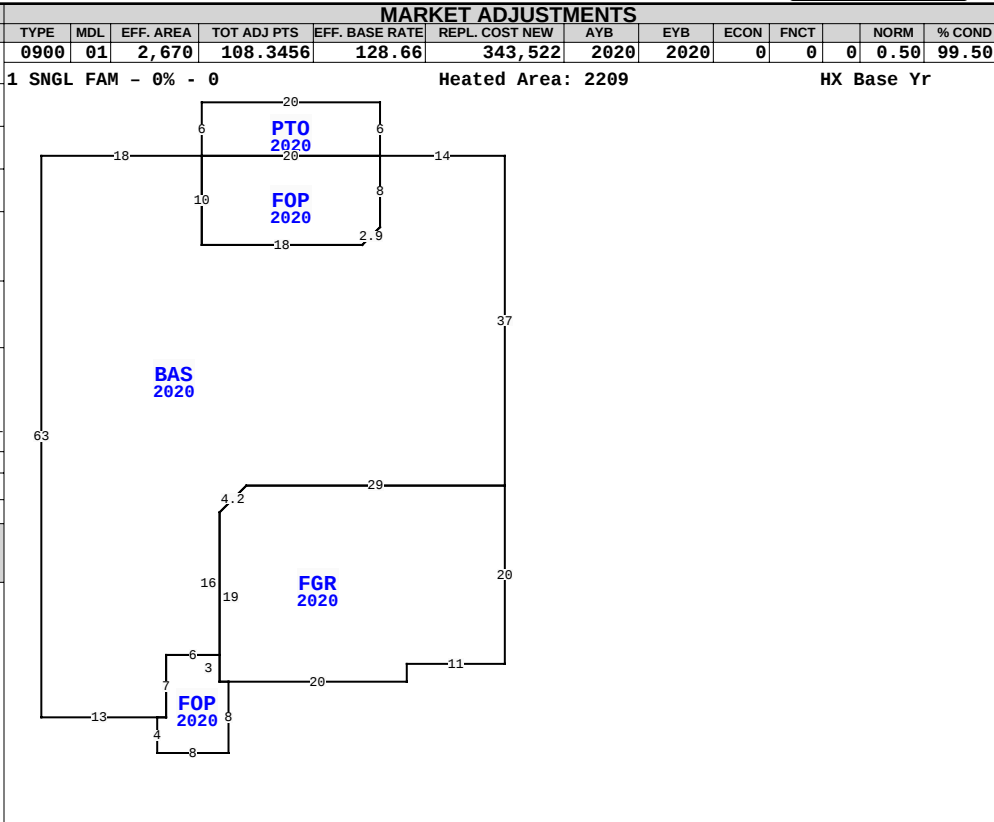
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,209	100	2,209	282,789
FGR	678	55	373	47,750
FOP	78	30	23	2,944
FOP	198	30	59	7,553
PTO	120	5	6	768

TOTALS	3,283		2,670	341,804
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	9	3	27.00	SF	10.00
2	0855	CONC PAVER	0	0	0	0	860.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0			0.00	0.00	1.00

REVIEW DATE	02/18/2021	BY	KW
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94881 S PALM POINTE DR, FERNANDINA BEACH
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TOTAL OB/XF									
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Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,670	108.3456	128.66	343,522	2020	2020	0	0	0.50	99.50

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		341,804
TOTAL MARKET OB/XF VALUE		8,781
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		425,585
SOH/AGL Deduction		76,415
ASSESSED VALUE		349,170
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		349,170
TOTAL JUST VALUE		425,585
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005207	SOLAR PANELS	17,000	08/01/2020
C1908694	CO ISSUED	0	04/14/2020
B1908694	NEW CONSTR	306,626	11/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2360/0239	5/07/2020	WD	Q	I	01

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: WIRTH RONALD L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 PTO=[YR=2020] N6 W20 S6 E20\$
FOP=[YR=2020] W20 S10 E18 U2 R2 N8\$ S8 D2 L2 W18 N10 W18
S63 E13 FOP=[YR=2020] S4 E8 N8 FGR=[YR=2020] E20 N2 E11 N20
W29 D3 L3 S19 E1\$ W1 N3 W6 S7 W1\$ E1 N7 E6 N16 U3 R3 E29
N37\$.