

LOT 105
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

RECKTENWALD KENNETH L
94893 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0105-0000



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	11	CLAY TILE 50		
Interior Floo	14	CARPET 50		
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	309,008
FGR	715	55	393	48,968
FOP	128	30	38	4,735
FOP	220	30	66	8,224
FST	15	55	8	997
TOTALS	3,558		2,985	371,931

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,985	104.9275	124.60	371,931	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 100% - 2022						Heated Area: 2480		HX Base Yr 2022			