

LOT 106
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

BECKWITH DANIEL E & LEAH
94899 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0106-0000



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	PAGE 1 of 1									
Exterior Wall	31	HARDIE BRD 100	0900	01	3,263	102.9572	122.26	398,934	2021	2021	0	0	0.00	100.00	VALUATION SUMMARY									
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022										Heated Area: 2773											
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2022											
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	2,773	100	2,773	339,027																				
FGR	725	55	399	48,782																				
FOP	112	30	34	4,157																				
FOP	190	30	57	6,969																				
TOTALS			3,800	3,263	398,934																			
EXTRA FEATURES			94899 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	29	3	87.00	SF	10.00	10.00	100	2021	2021	3	100	870									
2	0855	CONC PAVER	0 100	0	0	905.00	SF	10.00	10.00	100	2021	2021	3	100	9,050									
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							
REVIEW DATE 07/12/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																								