LOT 109
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

SAGET CLINTON M & LEA P
94917 PALM POINTE DRIVE S
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0109-0000

BUILDING CHARACTERISTICS

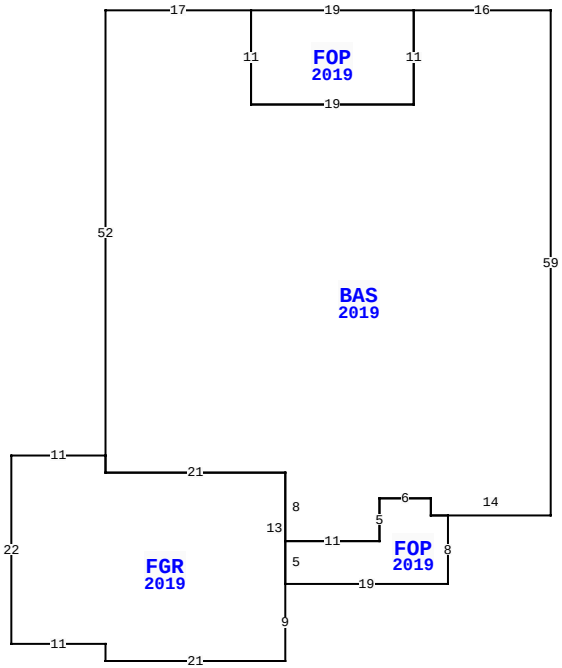
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,775	100	2,775	343,296
FGR	704	55	387	47,876
FOP	131	30	39	4,824
FOP	209	30	63	7,793
TOTALS	3,819		3,264	403,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,264	105.2296	124.96	407,869	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 2775 HX Base Yr 2021



94917 S PALM POINTE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		403,790
TOTAL MARKET OB/XF VALUE		10,068
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		488,858
SOH/AGL Deduction		134,635
ASSESSED VALUE		354,223
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		304,223
TOTAL JUST VALUE		488,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1905949	CO ISSUED	0	01/27/2020
B1905949	NEW CONSTR	382,125	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2377/0043	7/15/2020	WD	Q	I	01	384,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: SAGET CLINTON M & L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FOP=[YR=2019] W19 S11 E19 N11$ S11 W19 N11 W17 S52 FGR=[YR=2019] W11 S22 E11 S2 E21 N9 FOP=[YR=2019] E19 N8 W2 N2 W6 S5 W11 S5$ N13 W21 N2$ S2 E21 S8 E11 N5 E6 S2 E14 N59$.

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	0	0	927.00	SF	10.00	10.00	100	2019	2019	3	99	9,177	
2	0855	CONC PAVER	0	100	0	0	90.00	SF	10.00	10.00	100	2019	2019	3	99	891	

LAND DESCRIPTION

TOTAL OB/XF 10,068

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	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 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