LOT 111
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

THOMPSON MOLLY M
94929 PALM POINTE DRIVE S
FERNANDINA BEACH, FL 32034

**2023**

**29-2N-28-0117-0111-0000**

## BUILDING CHARACTERISTICS

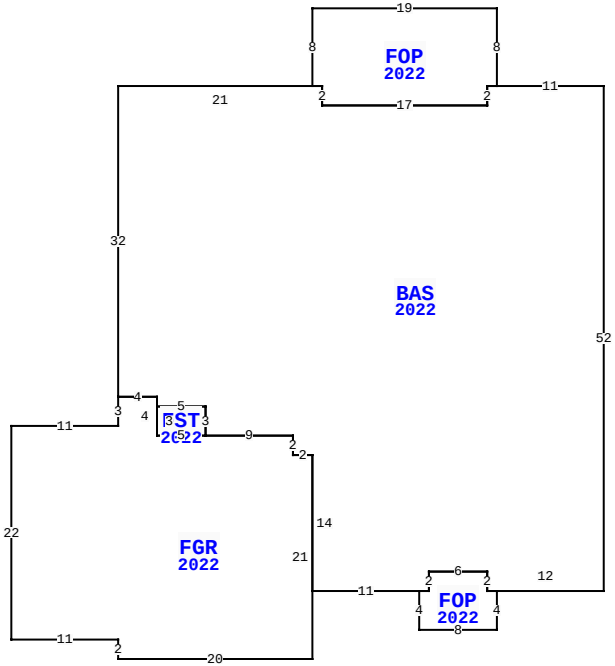
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 2,207 | 100 | 2,207 | 276,074 |
| FGR | 714 | 55 | 393 | 49,160 |
| FOP | 44 | 30 | 13 | 1,626 |
| FOP | 186 | 30 | 56 | 7,005 |
| FST | 15 | 55 | 8 | 1,001 |
| TOTALS | 3,166 | | 2,677 | 334,866 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,677 | 105.3360 | 125.09 | 334,866 | 2022 | 2022 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2023 Heated Area: 2207 HX Base Yr 2023




94929 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 | | 334,866 |
| TOTAL MARKET OB/XF VALUE | | 8,350 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 418,216 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 418,216 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 363,216 |
| TOTAL JUST VALUE | | 418,216 |
| NCON VALUE | | 343,216 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 75,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C2110578 | CO ISSUED | 0 | 07/21/2022 |
| B2110578 | NEW CONSTR | 333,160 | 08/11/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2583/0692 | 8/09/2022 | WD | Q | I | 01 | 611,900 |

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: THOMPSON MOLLY M

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2022] W11 FOP=[YR=2022] N8 W19 S8 E1 S2 E17 N2 E1$ W1 S2 W17 N2 W21 S32 FGR=[YR=2022] S3 W11 S22 E11 S2 E20 N21 W2 N2 W9 FST=[YR=2022] N3 W5 S3 E5$ W5 N4 W4 $ E4 S1 E5 S3 E9 S2 E2 S14 E11 FOP=[YR=2022] S4 E8 N4 W1 N2 W6 S2 W1$ E1 N2 E6 S2 E12 N52$.

## 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 | 835.00 | SF | 10.00 | 10.00 | 100 | 2022 | 2022 | 3 | 100 | 8,350 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,350

| 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 08/03/2022 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS