LOT 118
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

SHEEHY JOHN T
94971 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0117-0118-0000

NASSAU COUNTY PROPERTY

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

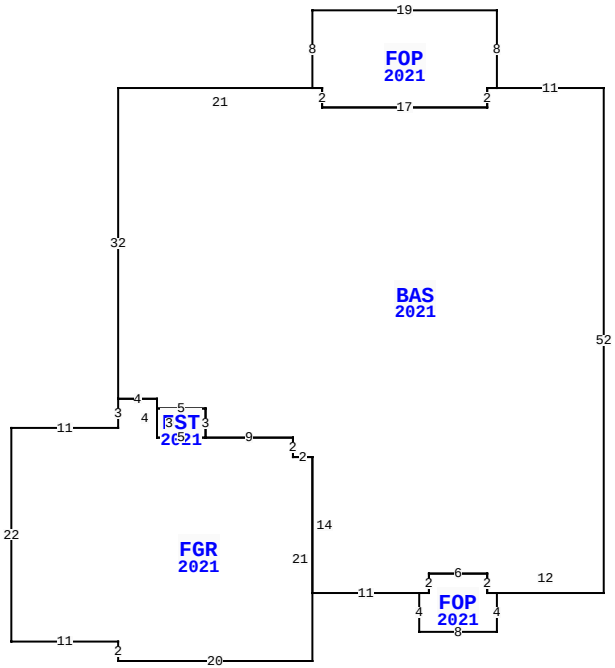
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

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	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 0 Heated Area: 2207 HX Base Yr



94971 S PALM POINTE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	334,866
TOTAL MARKET OB/XF VALUE	9,110
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	418,976
SOH/AGL Deduction	22,413
ASSESSED VALUE	396,563
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	396,563
TOTAL JUST VALUE	418,976
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2012301	CO ISSUED	0	08/04/2021
B2012301	NEW CONSTR	312,614	12/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2490/0736	8/24/2021	WD	Q	I	02	448,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: SHEEHY JOHN T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W11 FOP=[YR=2021] N8 W19 S8 E1 S2 E17 N2 E1$ W1 S2 W17 N2 W21 S32 FGR=[YR=2021] S3 W11 S22 E11 S2 E20 N21 W2 N2 W9 FST=[YR=2021] W5 N3 E5 S3$ W5 N4 W4$ E4 S1 E5 S3 E9 S2 E2 S14 E11 FOP=[YR=2021] 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	0	3	23	69.00	SF	10.00	10.00	100	2021	2021	3	100	690	
2	0855	CONC PAVER	0	0	0	0	842.00	SF	10.00	10.00	100	2021	2021	3	100	8,420	

LAND DESCRIPTION

TOTAL OB/XF 9,110

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 12/07/2021 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS