

UNIT A
IN OR 1712/878
THE SANDPIPER #2 UNR

KAZWELL DR MARY CATHERINE REVOC TRUST/KAZWELL DR M
4157 BROOKPOINTE COURT
SARASOTA, FL 34238-3232

2024

00-00-30-0606-000A-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100	552	59,642
BAS	1,170	100	1,170	126,416
FGR	552	55	304	32,847
FOP	90	30	27	2,917
FOP	219	30	66	7,131
TOTALS	2,583		2,119	228,952

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0802	ASPHALT B	0	0	0	0	1,190.00	SF	2.40	2.40	
3	1242	WD DECK A	0	0	0	0	382.00	SF	10.00	10.00	
4	0415	BEACHWALK	0	0	245	4	490.00	SF	5.75	5.75	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000120	C	SFR OCN FT	0		RSF-1	38.00	213.00	1.00	UT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0320	11	2,119	144.8832	137.64	291,659	1980	1980	0	0	21.50	78.50
1 TOWNHOUSE - 0% - 0											
Heated Area: 1722											
HX Base Yr											
95172 SANDPIPER LOOP, FERNANDINA BEACH											

TOTAL OB/XF											
4,581											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		228,952	
TOTAL MARKET OB/XF VALUE		4,581	
TOTAL LAND VALUE - MARKET		700,000	
TOTAL MARKET VALUE		933,533	
SOH/AGL Deduction		84,033	
ASSESSED VALUE		849,500	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		849,500	
TOTAL JUST VALUE		933,533	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		810,934	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1712/0878	11/10/2010	WD	U	I	30	285,600	
GRANTOR: NADON JOSEPH DALE & M							
GRANTEE: KAZWELL DR MARY CAT							
1298/1405	3/01/2005	WD	Q	I		790,000	
GRANTOR: MCKINNIE JULIAN JR &							
GRANTEE: NADON JOSEPH & MARY							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W24 FOP=[YR=1993] W3 S49 E27 N3 BAS=[YR=1993] N23 W24 S23 E24 \$ W24 N46 \$ S23 E24 N23 \$ PTR= S55 BAS=[YR=1993] S39 FOP=[YR=1993] S3 W30 N3 E30 \$ W30 N39 E30 \$ N55 \$.											