

LOT 5
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

MARSHALL LYNNE
95025 PALM POINTE DRIVE N
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0117-0005-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	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	287,690
FGR	683	55	376	49,013
FOP	88	30	26	3,389
FOP	186	30	56	7,300
FST	15	55	8	1,042
TOTALS	3,179		2,673	348,434

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,001.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,673	105.3360	131.67	351,954	2020	2020	0	0	1.00	99.00
1 SNGL FAM - 100% - 2021 Heated Area: 2207 HX Base Yr 2021											
95025 N PALM POINTE DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
L	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,001.00	SF	10.00	10.00	100	2020

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2020	3	99	9,910	

TOTAL OB/XF									
9,910									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		348,434	
TOTAL MARKET OB/XF VALUE		9,910	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		433,344	
SOH/AGL Deduction		168,858	
ASSESSED VALUE		264,486	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		214,486	
TOTAL JUST VALUE		433,344	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		417,604	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906445	CO ISSUED	0	03/11/2020
B1906445	NEW CONSTR	312,434	08/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2387/1614	8/27/2020	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: MARSHALL LYNNE					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2020] W20 FOP=[YR=2020] N8 W19 S8 E1 S2 E17 N2 E1 \$ W1 S2 W17 N2 W12 S52 E11 FOP=[YR=2020] S4 E19 FGR=[YR=2020] S2 E20 N2 E11 N21 W11 N3 W4 S1 FST=[YR=2020] W5 S3 E5 N3 \$ S3 W14 S2 W2 S18 \$ N4 W12 N2 W6 S2 W1 \$E1 N2 E6 S2 E12 N14 E2 N2 E9 N3 E5 N1 E4 N32\$.					