

LOT 8
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

WARD PEGGY G
95043 PALM POINTE DR N
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0117-0008-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

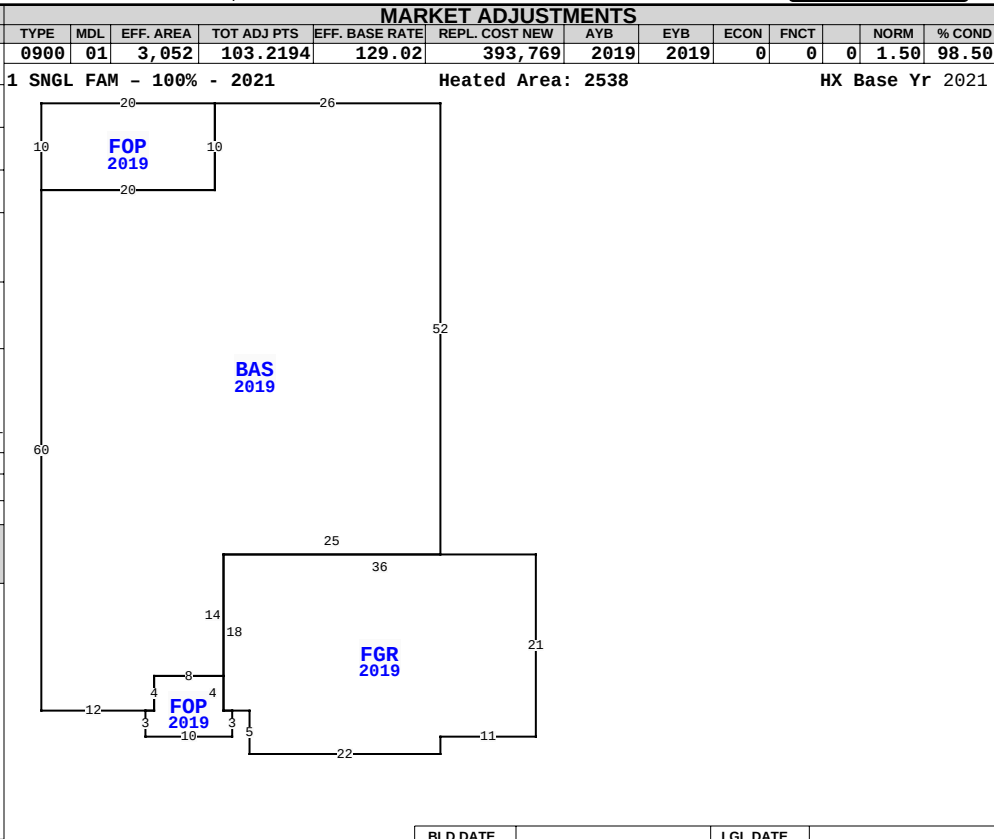
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4087.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,538	100	2,538	322,541
FGR	791	55	435	55,282
FOP	62	30	19	2,414
FOP	200	30	60	7,625
TOTALS	3,591		3,052	387,862

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	4	8	32.00	SF	10.00	10.00	100	2019	2019	3	98	314	
2	0855	CONC PAVER	0 100	0	0	816.00	SF	10.00	10.00	100	2019	2019	3	98	7,997	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



95043 N PALM POINTE DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF																8,311
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		387,862			
TOTAL MARKET OB/XF VALUE		8,311			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		471,173			
SOH/AGL Deduction		167,253			
ASSESSED VALUE		303,920			
TOTAL EXEMPTION VALUE		55,000			HX HB WX
BASE TAXABLE VALUE		248,920			
TOTAL JUST VALUE		471,173			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		453,738			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903098	CO ISSUED	0	09/26/2019
B1903098	NEW CONSTR	355,290	03/28/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2360/0838	5/08/2020	WD Q	I	01	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: WARD PEGGY G					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2019] W26 FOP=[YR=2019] W20 S10 E20 N10\$ S10 W20 S60 E12 FOP=[YR=2019] S3 E10 N3 FGR=[YR=2019] E2 S5 E22 N2 E11 N21 W36 S18 E1\$ W1 N4 W8 S4 W1\$ E1 N4 E8 N14 E25 N52\$.					