

LOT 16
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

LICWINKO RUDOLPH A & CATHY D
95091 PALM POINTE DRIVE NORTH
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0117-0016-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																				
Exterior Wall	31	HARDIE BRD 100	0900	01	3,227	96.1400	120.18	387,821	2021	2021	0	0	0.50	99.50	VALUATION BY STANDARD																				
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022													Heated Area: 2540																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022																			
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY																			
Interior Floo	13	LVT/LAMMT 50														Tax Group: 4										Tax Dist:									
Interior Floo	14	CARPET 50														BUILDING MARKET VALUE										385,882									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										14,674									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										75,000									
Bedrooms		3 100														TOTAL MARKET VALUE										475,556									
Bathrooms		2.5 100														SOH/AGL Deduction										56,598									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										418,958									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units	0	0 100														BASE TAXABLE VALUE										368,958									
Occupancy	00	NONE 100	TOTAL JUST VALUE										475,556																						
			NCON VALUE										20,807																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										438,384																						
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	2,540	100	2,540	303,731																															
FGR	791	55	435	52,017																															
FOP	68	30	20	2,392																															
FOP	200	30	60	7,175																															
FOP	572	30	172	20,568																															
TOTALS			4,171		3,227	385,882																													
EXTRA FEATURES			95091 N PALM POINTE DR, FERNANDINA BEACH																																
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	13	3	39.00	SF	10.00	10.00	100	2021	2021	3	99	386																				
2	0855	CONC PAVER	0 100	0	0	822.00	SF	10.00	10.00	100	2021	2021	3	99	8,138																				
3	0476	VF 6 SBPL	0 100	0	0	168.00	LF	32.00	32.00	100	2021	2021	3	98	5,268																				
4	0470	VNYL GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	98	882																				
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																		
REVIEW DATE 01/10/2024 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																																			