

LOT 17
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

GAMMON JEFFREY SCOTT JR & AMANDA LEE
95097 PALM POINTE DRIVE N
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0117-0017-0000



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	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,822	100	1,822	216,868
FGR	693	55	381	45,350
FOP	64	30	19	2,261
FOP	220	30	66	7,856
FST	12	55	7	834
FUS	1,389	100	1,389	165,329
STR	44	10	4	476

TOTALS 4,244 3,688 438,974

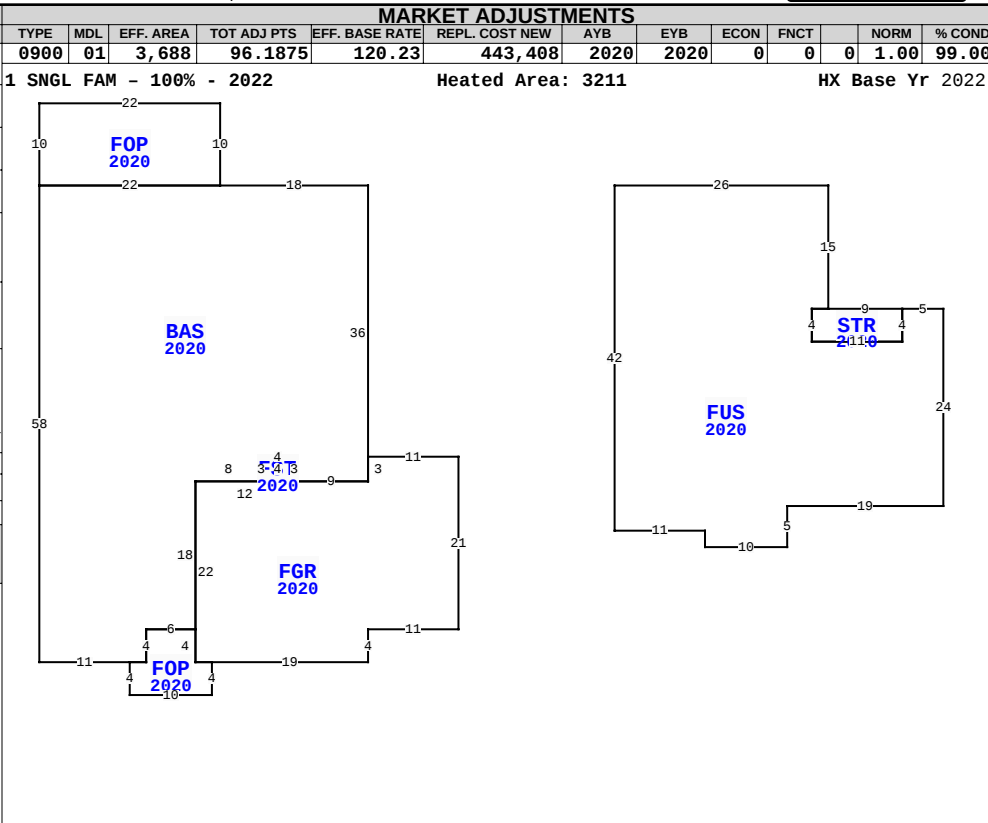
EXTRA FEATURES

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	11	3	33.00	SF	10.00	10.00	100	2020	2020	3	99	327	
2	0855	CONC PAVER	0 100	0	0	991.00	SF	10.00	10.00	100	2020	2020	3	99	9,811	
3	0476	VF 6 SBPL	0 100	0	0	150.00	LF	32.00	32.00	100	2020	2020	3	96	4,608	
4	0470	VNYL GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2020	2020	3	96	864	
5	0911	SCRN RM A	0 100	0	0	1,423.00	SF	17.50	17.50	100	2021	2021	3	93	23,159	
6	0861	POOL GUNIT	0 100	0	0	555.00	SF	85.00	85.00	100	2021	2021	3	95	44,816	
7	0855	CONC PAVER	0 100	0	0	868.00	SF	10.00	10.00	100	2021	2021	3	99	8,593	
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860	

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 11/20/2020 BY KW



95097 N PALM POINTE DR, FERNANDINA BEACH

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

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
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5	0911	SCRN RM A	0 100	0	0	1,423.00	SF	17.50	17.50	100	2021	2021	3	93	23,159	
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7	0855	CONC PAVER	0 100	0	0	868.00	SF	10.00	10.00	100	2021	2021	3	99	8,593	
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860	

TOTAL OB/XF 94,038

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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							

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		438,974
TOTAL MARKET OB/XF VALUE		94,038
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		608,012
SOH/AGL Deduction		69,039
ASSESSED VALUE		538,973
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		483,973
TOTAL JUST VALUE		608,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		590,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2011307	SCRN ENCLSR	32,954	11/17/2020
B2009763	SWIM POOL	67,150	10/15/2020
C204118	CO ISSUED	0	05/14/2020
B2000839	NEW CONSTR	434,978	01/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2371/1336	6/25/2020	WD	Q	I	01	440,700

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: GAMMON JEFFREY SCOT

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BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2020] W18 FOP=[YR=2020] N10 W22 S10 E22\$ W22 S58
E11 FOP=[YR=2020] S4 E10 N4 FGR=[YR=2020] E19 N4 E11 N21
W11 S3 W9 FST=[YR=2020] N3 W4 S3 E4\$ W12 S22 E2\$ W2 N4 W6 S4
W2\$ E2 N4 E6 N18 E8 N3 E4 S3 E9 N36\$ PTR= E30 FUS=[YR=2020]
E26 S15 STR=[YR=2020] E9 S4 W11 N4 E2\$ W2 S4 E11 N4 E5 S24
W19 S5 W10 N2 W11 N42\$ W30\$.

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