

LOT 20
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

WHITNEY SANDRA J & CHARLES W
95066 NORTH PALM POINTE DRIVE
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0117-0020-0000



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																							
Exterior Wall	31	HARDIE BRD 100	0900	11	3,355	137.7157	172.14	577,530	2020	2020	0	0	1.00	99.00	VALUATION SUMMARY																							
Roof Structure	08	IRREGULAR 100	1 SNGL FAM - 100% - 2024												Heated Area: 2823																							
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2024																							
Interior Wall	05	DRYWALL 100													VALUATION BY												STANDARD											
Interior Floor	11	CLAY TILE 90													Tax Group: 4												Tax Dist:											
Interior Floor	14	CARPET 10													BUILDING MARKET VALUE												571,755											
Air Condition	03	CENTRAL 100													TOTAL MARKET OB/XF VALUE												82,414											
Heating Type	04	AIR DUCTED 100													TOTAL LAND VALUE - MARKET												75,000											
Bedrooms	4	100													TOTAL MARKET VALUE												729,169											
Bathrooms	3	100													SOH/AGL Deduction												0											
Frame	02	WOOD FRAME 100													ASSESSED VALUE												729,169											
Stories	1.	1. 100													TOTAL EXEMPTION VALUE												HX HB											
Units	0	100													BASE TAXABLE VALUE												679,169											
Occupancy	00	NONE 100	TOTAL JUST VALUE												729,169																							
			NCON VALUE												0																							
			INCOME VALUE																																			
			PREVIOUS YEAR MKT VALUE												567,353																							
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	2,823	100	2,823	481,091																																		
FGR	711	55	391	66,634																																		
FOP	147	30	44	7,498																																		
FOP	288	30	86	14,656																																		
FST	20	55	11	1,875																																		
TOTALS			3,989	3,355	571,755																																	
EXTRA FEATURES			95066 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	22	3	66.00	SF	10.00	10.00	100	2020	2020	3	99	653																							
2	0855	CONC PAVER	0 100	0	0	788.00	SF	10.00	10.00	100	2020	2020	3	99	7,801																							
3	0462	ST/AL FNC	0 100	252	0	1,008.00	SF	10.00	10.00	100	2020	2020	3	93	9,374																							
4	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	96	576																							
5	0911	SCRN RM A	0 100	49	28	1,372.00	SF	17.50	17.50	100	2022	2022	3	97	23,290																							
6	0866	POOL FIBER	0 100	29	13	377.00	SF	72.00	72.00	100	2022	2022	3	97	26,330																							
7	0855	CONC PAVER	0 100	0	0	995.00	SF	10.00	10.00	100	2022	2022	3	100	9,950																							
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940																							
9	0855	CONC PAVER	0 100	0	0	250.00	SF	10.00	10.00	100	2022	2022	3	100	2,500																							
LAND DESCRIPTION			TOTAL OB/XF 82,414																																			
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																				
1	000134	C	SFR POND	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 08/03/2022 BY KW																																						
Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																																						