LOT 22
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

MAY ELIZABETH C/LIUKSILA CHARLES M
95054 PALM POINTE DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0117-0022-0000

BUILDING CHARACTERISTICS

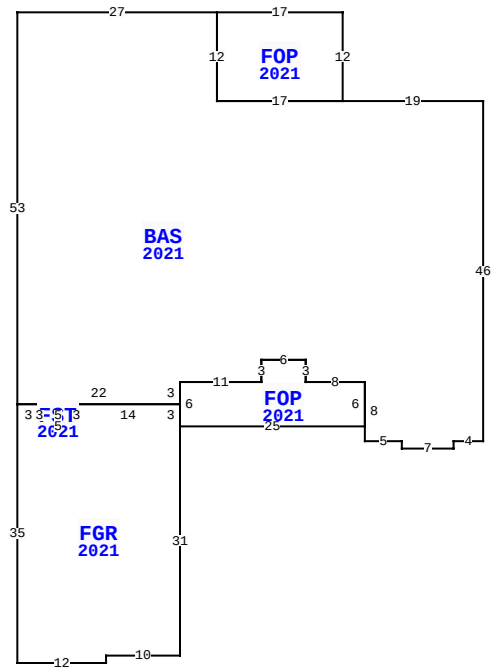
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,901	100	2,901	350,045
FGR	745	55	410	49,472
FOP	168	30	50	6,034
FOP	204	30	61	7,360
FST	15	55	8	965
TOTALS	4,033		3,430	413,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,430	97.0140	121.27	415,956	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 2901 HX Base Yr 2022



95054 N PALM POINTE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		413,876
TOTAL MARKET OB/XF VALUE		20,364
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		509,240
SOH/AGL Deduction		62,425
ASSESSED VALUE		446,815
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		396,815
TOTAL JUST VALUE		509,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011828	CO ISSUED	0	07/13/2021
B2011828	NEW CONSTR	403,078	12/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/1928	7/20/2021	WD	Q	I	01	467,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MAY ELIZABETH C & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W19 FOP=[YR=2021] N12 W17 S12 E17$ W17 N12 W27 S53 FGR=[YR=2021] S35 E12 N1 E10 N31 FOP=[YR=2021] E25 N6 W8 N3 W6 S3 W11 S6$ N3 W14 FST=[YR=2021] W5 S3 E5 N3$ S3 W5 N3 W3$ E22 N3 E11 N3 E6 S3 E8 S8 E5 S1 E7 N1 E4 N46$.

EXTRA FEATURES

LN	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	5	2	10.00	SF	10.00	10.00	100	2021	2021	3	99	99	
2	0855	CONC PAVER	0	100	0	0	2,047.00	SF	10.00	10.00	100	2021	2021	3	99	20,265	

LAND DESCRIPTION

TOTAL OB/XF 20,364

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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 07/12/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS