

LOT 34  
SANDY POINTE PRESERVE PHASE 2  
OR 2401/128

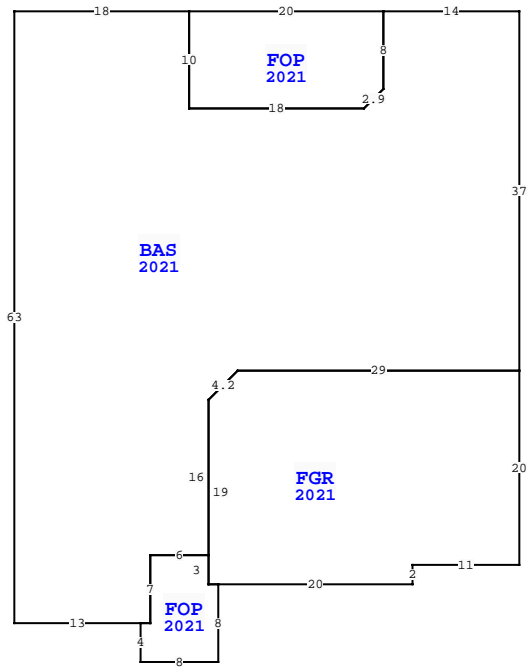
SPAIN LARRY PHILLIP  
95128 SANDY POINTE DRIVE  
FERNANDINA BEACH, FL 32034

**2024**

29-2N-28-0117-0034-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	50
Interior Floo	14	CARPET	50
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
BAS	2,209	100	2,209
FGR	678	55	373
FOP	78	30	23
FOP	198	30	59
TOTALS	3,163		2,664

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,664	107.1600	133.95	356,843	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 100% - 2022										Heated Area: 2209	
										HX Base Yr 2022	



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			355,059
TOTAL MARKET OB/XF VALUE			10,563
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			440,622
SOH/AGL Deduction			53,163
ASSESSED VALUE			387,459
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			337,459
TOTAL JUST VALUE			440,622
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			424,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2103564	CO ISSUED	0	09/28/2021
B2103564	NEW CONSTR	329,972	03/24/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2507/1825	10/22/2021	WD Q	Q	I	01	431,300

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: SPAIN LARRY PHILLIP

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W14 FOP=[YR=2021] W20 S10 E18 U2 R2 N8\$ S8 D2 L2 W18 N10 W18 S63 E13 FOP=[YR=2021] S4 E8 N8 FGR=[YR=2021] E20 N2 E11 N20 W29 L3 D3 S19 E1\$ W1 N3 W6 S7 W1\$ E1 N7 E6 N16 U3 R3 E29 N37\$.	

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	0	1,067.00	SF	10.00	10.00	100	2021	2021	3	99	10,563	

LAND DESCRIPTION															TOTAL OB/XF									
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	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							