

LOT 41
SANDY POINTE PRESERVE PHASE 2
REPLAT OR 2471/470

SHERRY RICHARD J &/BOLTREK LINDA L
95170 SANDY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0117-0041-0000



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	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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
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NEIGHBORHOOD/LOC	4087.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,203	100	2,203	276,763
FGR	718	55	395	49,624
FOP	88	30	26	3,266
FSP	186	40	74	9,297
FST	15	55	8	1,005

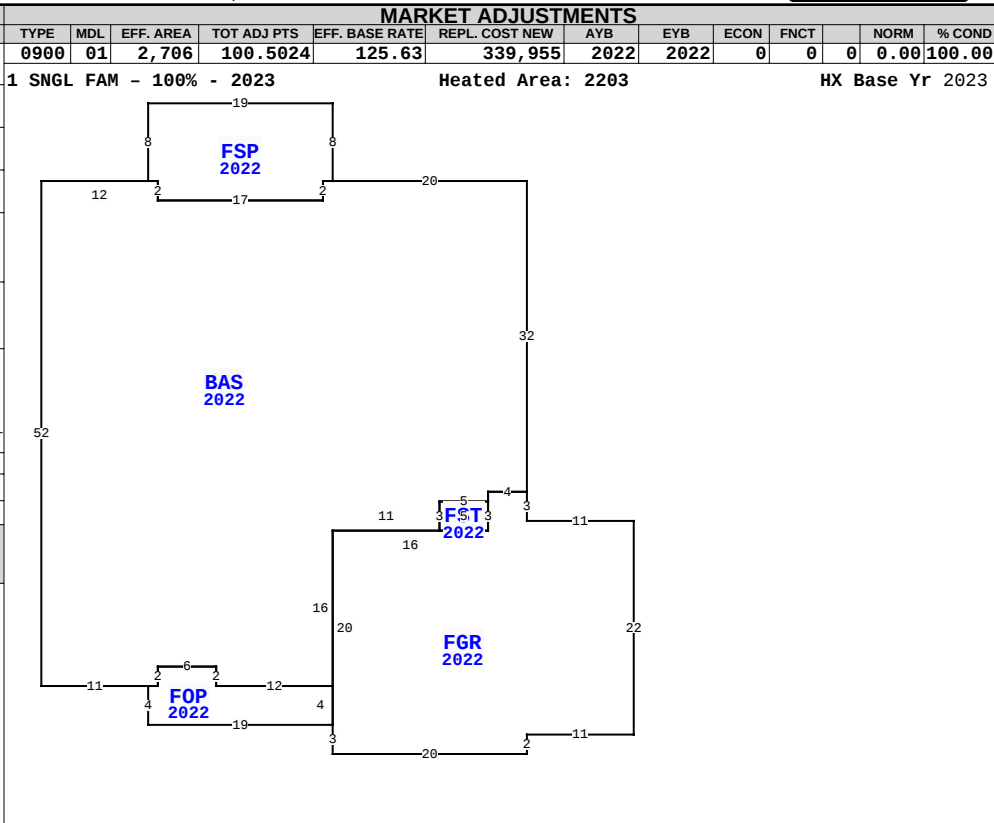
TOTALS	3,210		2,706	339,955
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EXTRA FEATURES

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	0			923.00	SF	10.00	2022	2022	3	100	9,230
2	0855	CONC PAVER	0	100	0	0			66.00	SF	10.00	2022	2022	3	100	660

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



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

95170 SANDY POINTE DR, FERNANDINA BEACH															
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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,706	100.5024	125.63	339,955	2022	2022	0	0	0.00	100.00

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		339,955
TOTAL MARKET OB/XF VALUE		9,890
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		424,845
SOH/AGL Deduction		24,537
ASSESSED VALUE		400,308
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		350,308
TOTAL JUST VALUE		424,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001624	CO ISSUED	0	11/01/2022
B2205411	NEW CONSTR	379,789	04/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/1990	12/02/2022	WD	Q	I	01	563,400

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: SHERRY RICHARD J &

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BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2022] W20 FSP=[YR=2022] N8 W19 S8 E1 S2 E17 N2 E1\$ W1 S2 W17 N2 W12 S52 E11 FOP=[YR=2022] S4 E19 FGR=[YR=2022] S3 E20 N2 E11 N22 W11 N3 W4 S1 FST=[YR=2022] W5 S3 E5 N3\$ S3 W16 S20\$ N4 W12 N2 W6 S2 W1 \$ E1 N2 E6 S2 E12 N16 E11 N3 E5 N1 E4 N32\$.