

LOT 47  
SANDY POINTE PRESERVE PHASE 2  
OR 2401/128

HOCTER HOLLY HALL  
95206 SANDY POINTE DRIVE  
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0117-0047-0000



| 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/LAMMT 50   |
| Interior Floo            | 14 | CARPET 50      |
| 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    |

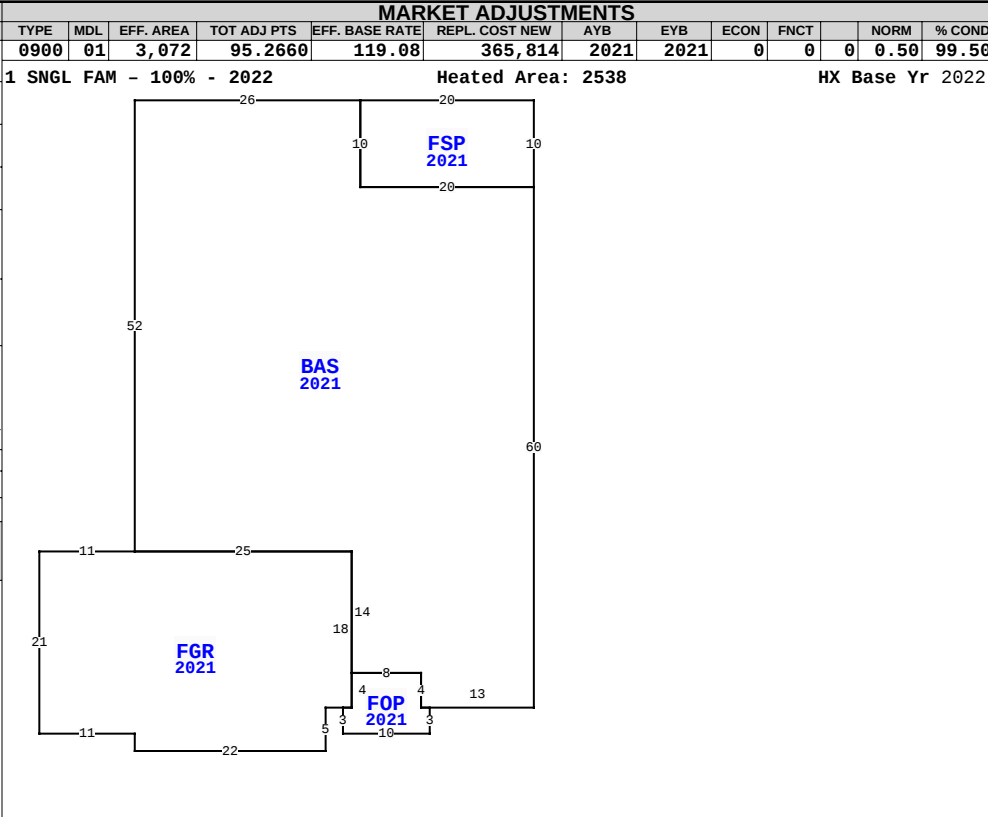
|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4087.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,538            | 100         | 2,538        | 300,714              |
| FGR       | 791              | 55          | 435          | 51,541               |
| FOP       | 62               | 30          | 19           | 2,252                |
| FSP       | 200              | 40          | 80           | 9,478                |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,591 |  | 3,072 | 363,985 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |   |        |    |       |                |           |         |
|----------------|------------|-------------|---------|----|---|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0855       | CONC PAVER  | 0 100   | 15 | 3 | 45.00  | SF | 10.00 | 10.00          | 100       | 2021    |
| 2              | 0855       | CONC PAVER  | 0 100   | 0  | 0 | 884.00 | SF | 10.00 | 10.00          | 100       | 2021    |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 000100   | C   | SFR                  | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        |     |



|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|-------------|---|--------|-----------------|-------|
| 2021        | 3 | 99     | 446             |       |
| 2021        | 3 | 99     | 8,752           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 9,198       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 4              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 363,985     |        |
| TOTAL MARKET OB/XF VALUE  |  | 9,198       |        |
| TOTAL LAND VALUE - MARKET |  | 75,000      |        |
| TOTAL MARKET VALUE        |  | 448,183     |        |
| SOH/AGL Deduction         |  | 54,347      |        |
| ASSESSED VALUE            |  | 393,836     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 343,836     |        |
| TOTAL JUST VALUE          |  | 448,183     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 431,825     |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C2011352   | CO ISSUED   | 0       | 04/22/2021 |
| B2011352   | NEW CONSTR  | 354,888 | 11/18/2020 |

| SALES DATA        |           |           |     |     |        |
|-------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2457/0255         | 4/27/2021 | WD Q      | I   | 02  |        |
| SALE PRICE        |           |           |     |     |        |
| 417,500           |           |           |     |     |        |

|                                |  |  |  |  |  |
|--------------------------------|--|--|--|--|--|
| GRANTOR: SEDA CONSTRUCTION COM |  |  |  |  |  |
| GRANTEE: HOCTER MICHAEL S &    |  |  |  |  |  |

| BUILDING NOTES |  |  |  |  |  |
|----------------|--|--|--|--|--|
|----------------|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                 |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
| FSP=[YR=2021] W20 BAS=[YR=2021] W26 S52 FGR=[YR=2021] W11 S21 E11 S2 E22 N5 E2 FOP=[YR=2021] S3 E10 N3 W1 N4 W8 S4 W1\$ E1 N18 W25\$ E25 S14 E8 S4 E13 N60 W20 N10\$ S10 E20 N10\$. |  |  |  |  |  |