LOT 51
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

MOORE ALTON/MOORE MARY E
95230 SANDY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0117-0051-0000

BUILDING CHARACTERISTICS

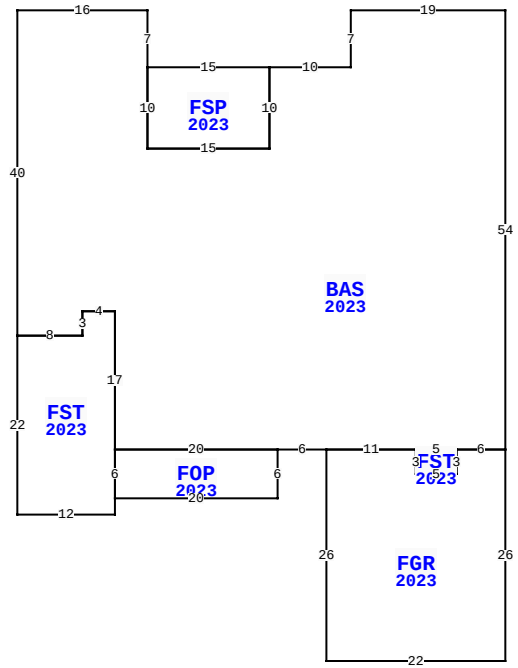
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,735	100	2,735	348,111
FGR	557	55	306	38,948
FOP	120	30	36	4,582
FSP	150	40	60	7,637
FST	15	55	8	1,018
FST	276	55	152	19,347
TOTALS	3,853		3,297	419,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,297	101.8210	127.28	419,642	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2735 HX Base Yr 2024



95230 SANDY 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		419,642
TOTAL MARKET OB/XF VALUE		10,890
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		505,532
SOH/AGL Deduction		0
ASSESSED VALUE		505,532
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		455,532
TOTAL JUST VALUE		505,532
NCON VALUE		430,532
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2209175	NEW CONSTR	451,632	06/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2636/1916	5/03/2023	WD	Q	I	02	649,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MOORE ALTON ET AL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=120,-5] W19 S7 W10 S10 W15 N10 N7 W16 S40 E8 N3 E4 S17 E20 E6 E11 E5 E6 N54 $
FSP=[YR=2023;ORIG=76,2] E15 S10 W15 N10 $
FST=[YR=2023;ORIG=60,35] E8 N3 E4 S17 S6 S2 W12 N22 $
FOP=[YR=2023;ORIG=72,49] E20 S6 W20 N6 $
FGR=[YR=2023;ORIG=98,49] E11 S3 E5 N3 E6 S26 W22 N26 $
FST=[YR=2023;ORIG=109,49] E5 S3 W5 N3 $
.

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	0	0	1,089.00	SF	10.00	10.00	100	2023	2023		100	10,890	

LAND DESCRIPTION

TOTAL OB/XF 10,890

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	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/09/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS