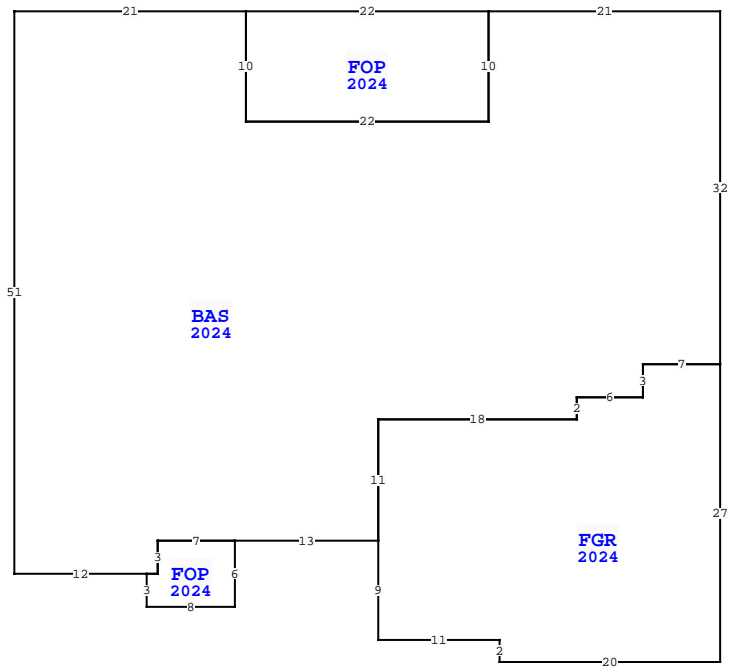


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	2,503	100	2,503
FGR	707	55	389
FOP	45	30	14
FOP	220	30	66
TOTALS	3,475		2,972
			364,932

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,972	98.2300	122.79	364,932	2023	2023	0	0	0.00	100.00	
1 SNGL FAM - 0% - 2024 Heated Area: 2503 HX Base Yr												



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		364,932
TOTAL MARKET OB/XF VALUE		7,120
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		447,052
SOH/AGL Deduction		15,105
ASSESSED VALUE		431,947
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		431,947
TOTAL JUST VALUE		447,052
NCON VALUE		372,052
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012114	NEW CONSTR	406,730	08/09/2022
220006625		406,730	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

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	0	0	0		712.00	SF	10.00				100	2024	2023		100	7,120	

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

BUILDING NOTES	
95260 SANDY POINTE DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=80,10] W21 S10 W22 N10 W21 S51 E12 E1 N3 E7 E13 N11 E18 N2 E6 N3 E7 N32 \$	
FOP=[YR=2024;ORIG=37,10] E22 S10 W22 N10 \$	
FGR=[YR=2024;ORIG=49,47] E18 N2 E6 N3 E7 S27 W20 N2 W11 N9 N11 \$	
FOP=[YR=2024;ORIG=29,58] E7 S6 W8 N3 E1 N3 \$	

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	DPHT 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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								