

LOT 58
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

NICKELL BOBBY R & ERIKA E
95272 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0117-0058-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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	4 100	
Bathrooms	3 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Units	0 100	

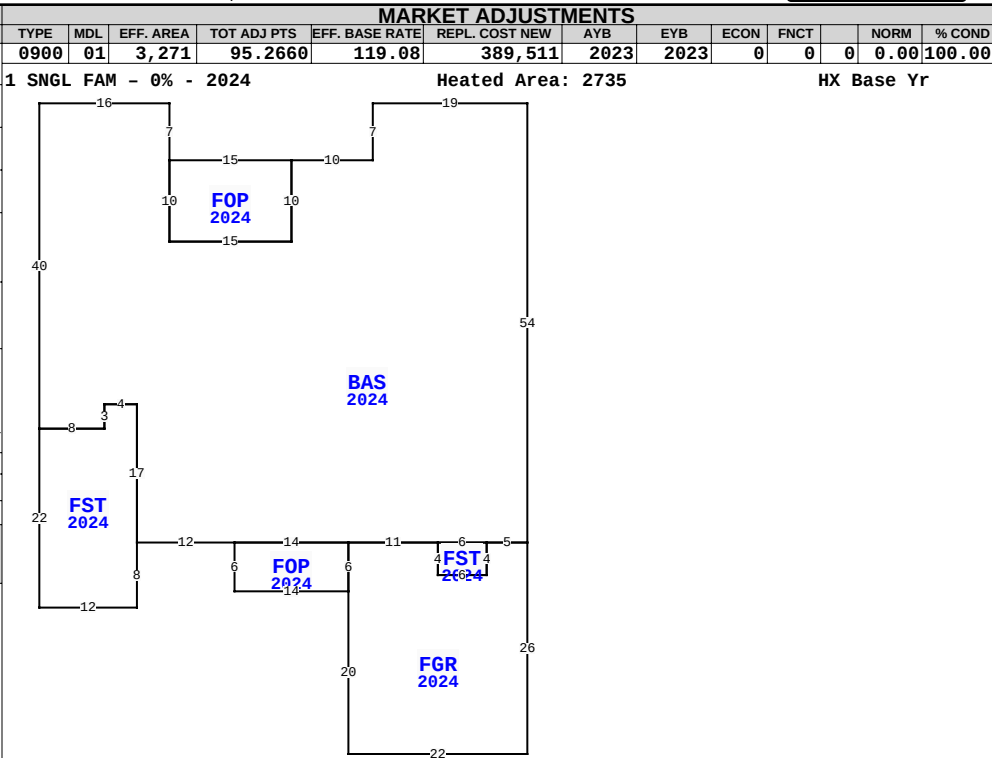
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4087.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,735	100	2,735	325,684
FGR	548	55	301	35,843
FOP	84	30	25	2,977
FOP	150	30	45	5,359
FST	24	55	13	1,548
FST	276	55	152	18,100

TOTALS	3,817		3,271	389,511
--------	-------	--	-------	---------

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	1	0	0	1,057.00	SF	10.00	10.00	100	2024

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	0		RSF-2	0.00	0.00	1.00	LT	1.00



95272 SANDY POINTE DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

Q	% COND	OB/XF MKT VALUE	NOTES
	100	10,570	

TOTAL OB/XF											
10,570											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										389,511	
TOTAL MARKET OB/XF VALUE										10,570	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										475,081	
SOH/AGL Deduction										15,105	
ASSESSED VALUE										459,976	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										459,976	
TOTAL JUST VALUE										475,081	
NCON VALUE										400,081	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										75,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			11/21/2023
22014073	NEW CONSTR	450,665	09/15/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2695/1182	2/22/2024	WD	Q	I	01	620,000	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: NICKELL BOBBY R & E							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=80,10] W19 S7 W10 S10 W15 N10 N7 W16 S40 E8 N3 E4 S17 E12 E14 E11 E6 E5 N54 \$											
FOP=[YR=2024;ORIG=36,17] E15 S10 W15 N10 \$											
FST=[YR=2024;ORIG=20,50] E8 N3 E4 S17 S8 W12 N22 \$											
FST=[YR=2024;ORIG=69,64] E6 S4 W6 N4 \$											
FGR=[YR=2024;ORIG=80,64] W5 S4 W6 N4 W11 S6 S20 E22 N26 \$											
FOP=[YR=2024;ORIG=44,64] E14 S6 W14 N6 \$											