

LOT 63
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

GORNICK LINDA L TRUST/GORNICK LINDA L TRUSTEE
95257 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0117-0063-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

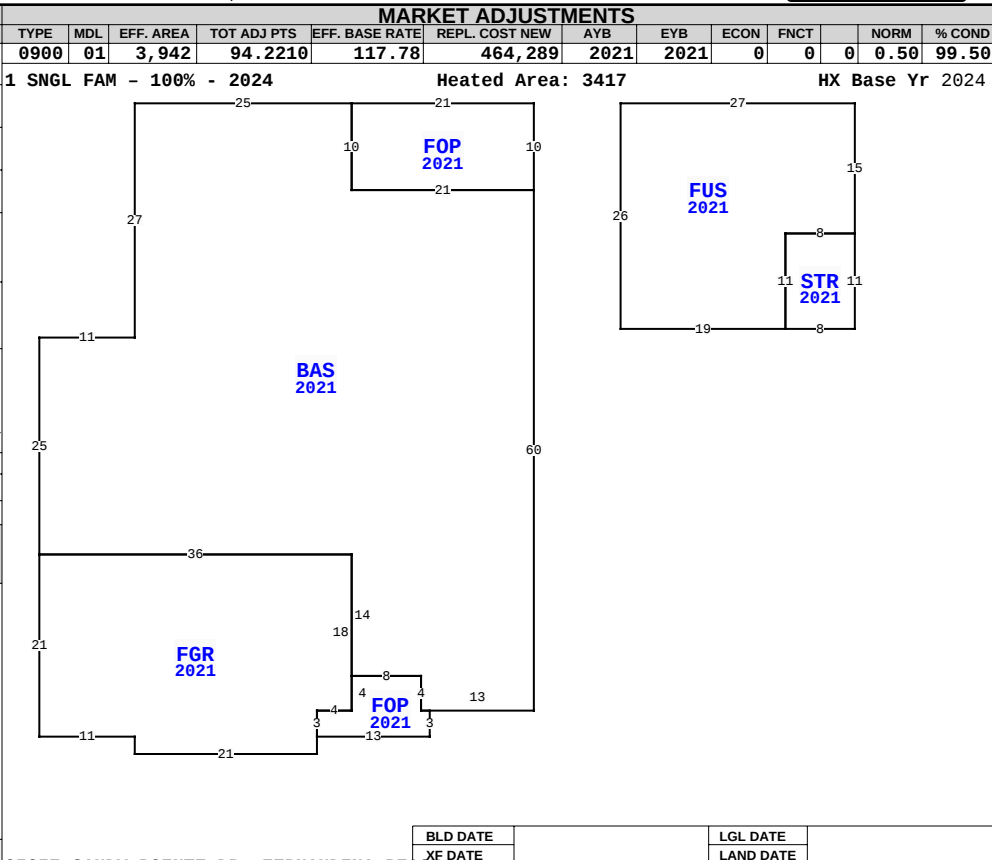
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4087.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,803	100	2,803	328,486
FGR	786	55	432	50,627
FOP	71	30	21	2,461
FOP	210	30	63	7,383
FUS	614	100	614	71,955
STR	88	10	9	1,055

TOTALS	4,572		3,942	461,968
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	879.00	SF	10.00	10.00

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



TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	879.00	SF	10.00	10.00

TOTAL OB/XF									
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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	3,942	94.2210	117.78	464,289	2021	2021	0	0	0.50	99.50

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			461,968
TOTAL MARKET OB/XF VALUE			8,702
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			545,670
SOH/AGL Deduction			261,976
ASSESSED VALUE			283,694
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			233,694
TOTAL JUST VALUE			545,670
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			524,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007377	CONVERT FOP TO FE	29,768	06/21/2024
C2108479	CO ISSUED	0	01/28/2022
B2108479	NEW CONSTR	496,271	06/28/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2623/1675	3/06/2023	WD	Q	I	02
GRANTOR: JACKSON MICHAEL F & R					SALE PRICE
GRANTEE: GORNICK LINDA L TRU					739,000
2604/1485	9/16/2022	QC	U	I	11
GRANTOR: JACKSON MICHAEL F					100
GRANTEE: JACKSON MICHAEL F &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2021] W21 BAS=[YR=2021] W25 S27 W11 S25 FGR=[YR=2021] S21 E11 S2 E21 N2 FOP=[YR=2021] E13 N3 W1 N4 W8 S4 W4 S3\$ N3 E4 N18 W36\$ E36 S14 E8 S4 E13 N60 W21 N10\$ S10 E21 N10\$ PTR=E10 FUS=[YR=2021] E27 S15 STR=[YR=2021] S11 W8 N11 E8\$ W8 S11 W19 N26\$ W10\$.									