

LOT 66
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

BEEBE JAMES/SANDHAUS SHARON
95239 SANDY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0117-0066-0000



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 TITL 60		
Interior Floo	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
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	323,849
FGR	791	55	435	55,506
FOP	104	30	31	3,956
FSP	200	40	80	10,208
TOTALS	3,633		3,084	393,518

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,084	102.0832	127.60	393,518	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM - 100% - 2023

Heated Area: 2538

HX Base Yr 2023

The site map shows a property layout with several labeled areas and dimensions. The areas are: BAS 2022 (a large central area), FGR 2022 (a rectangular area at the bottom left), FOP 2022 (a small rectangular area at the bottom right), and FSP 2022 (a small rectangular area at the top right). Dimensions are provided for various sections of the property, including 26, 20, 10, 20, 52, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21, 11, 60, 10, 20, 26, 10, 20, 11, 25, 14, 18, 8, 4, 4, 13, 3, 24, 3, 22, 21,