

LOT 67
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

RIES PAUL
95233 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0117-0067-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,207	100	2,207	277,265
FGR	729	55	401	50,378
FOP	88	30	26	3,266
FOP	186	30	56	7,035
FST	15	55	8	1,005
TOTALS	3,225		2,698	338,950

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	0 100	0	0	956.00	SF	10.00	10.00	100	2022
2	0855	CONC PAVER	0 100	0	0	66.00	SF	10.00	10.00	100	2022

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	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,698	100.5024	125.63	338,950	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024 Heated Area: 2207 HX Base Yr 2024											
95233 SANDY POINTE DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

TOTAL OB/XF											
10,220											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			338,950
TOTAL MARKET OB/XF VALUE			10,220
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			424,170
SOH/AGL Deduction			0
ASSESSED VALUE			424,170
TOTAL EXEMPTION VALUE			HX HB 50,000
BASE TAXABLE VALUE			374,170
TOTAL JUST VALUE			424,170
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			407,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2207974	CO ISSUED	0	01/23/2023
B2207974	NEW CONSTR	365,601	05/23/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2613/1785	1/17/2023	WD Q	I	02	
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: RIES PAUL					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2022] W20 FOP=[YR=2022] N8 W19 S8 E1 S2 E17 N2 E1\$ W1 S2 W17 N2 W12 S52 E11 FOP=[YR=2022] S4 E19 FGR=[YR=2022] S3 E20 N2 E11 N22 W11 N3 W4 S1 FST=[YR=2022] S3 W5 N3 E5\$ W5 S3 W9 S2 W2 S18\$ N4 W12 N2 W6 S2 W1\$ E1 N2 E6 S2 E12 N14 E2 N2 E9 N3 E5 N1 E4 N32\$.					