

LOT 71
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

COLANTUANI RAYMOND J & ELAINE
95209 SANDY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0117-0071-0000



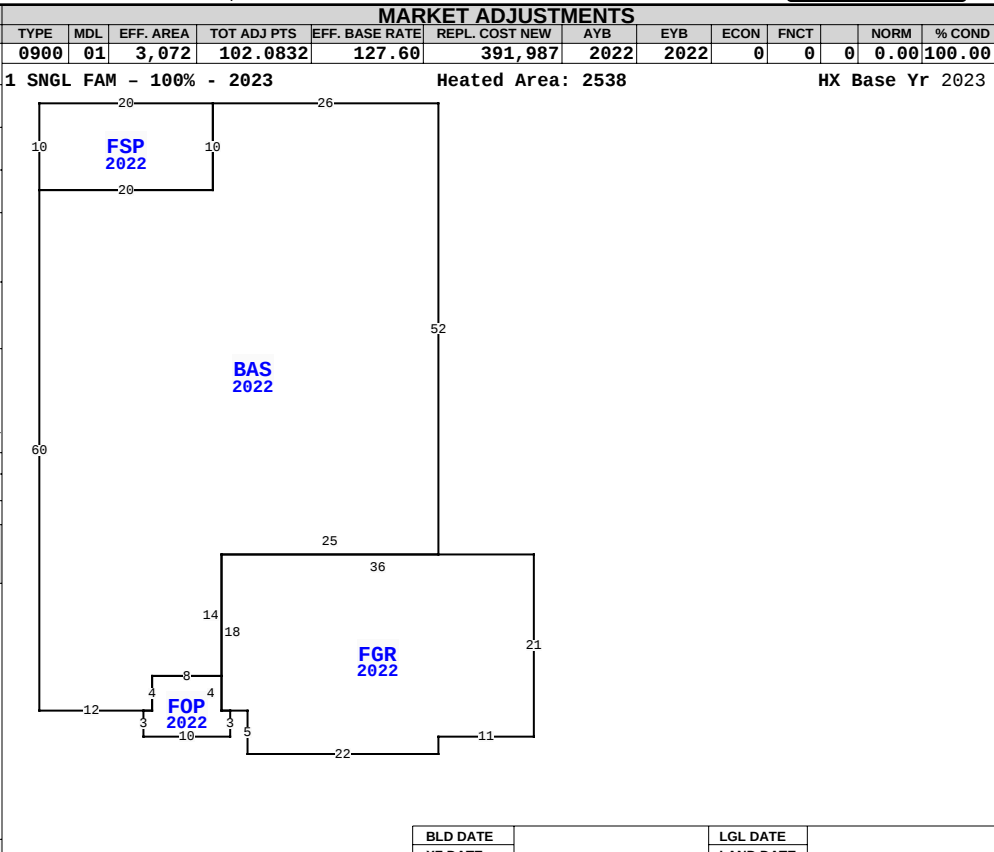
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	62	30	19	2,424
FSP	200	40	80	10,208
TOTALS	3,591		3,072	391,987

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
1	0855	CONC PAVER	0 100	0	0	998.00	SF	10.00	10.00	100	2022	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	DPH FACT
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00



TOTAL OB/XF												
9,980												

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9,980												

NASSAU COUNTY PROPERTY												
PAGE 1 of 1												
VALUATION SUMMARY												
STANDARD												
VALUATION BY												
Tax Group: 4 Tax Dist:												
BUILDING MARKET VALUE												
391,987												
TOTAL MARKET OB/XF VALUE												
9,980												
TOTAL LAND VALUE - MARKET												
75,000												
TOTAL MARKET VALUE												
476,967												
SOH/AGL Deduction												
5,878												
ASSESSED VALUE												
471,089												
TOTAL EXEMPTION VALUE												
HX HB												
50,000												
BASE TAXABLE VALUE												
421,089												
TOTAL JUST VALUE												
476,967												
NCON VALUE												
0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												
457,368												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017727	CO ISSUED	0	12/01/2022
22003174	NEW CONSTR	431,140	02/28/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2607/0756	12/09/2022	WD Q	I	I	01	578,600	

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: COLANTUONI RAYMOND

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2022] W26 FSP=[YR=2022] W20 S10 E20 N10\$ S10 W20 S60 E12 FOP=[YR=2022] S3 E10 N3 FGR=[YR=2022] E2 S5 E22 N2 E11 N21 W36 S18 E1\$ W1 N4 W8 S4 W1\$ E1 N4 E8 N14 E25 N52\$.												