LOT 77
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

KALIN ANDREW H & ILONA A
95173 SANDY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0117-0077-0000

BUILDING CHARACTERISTICS

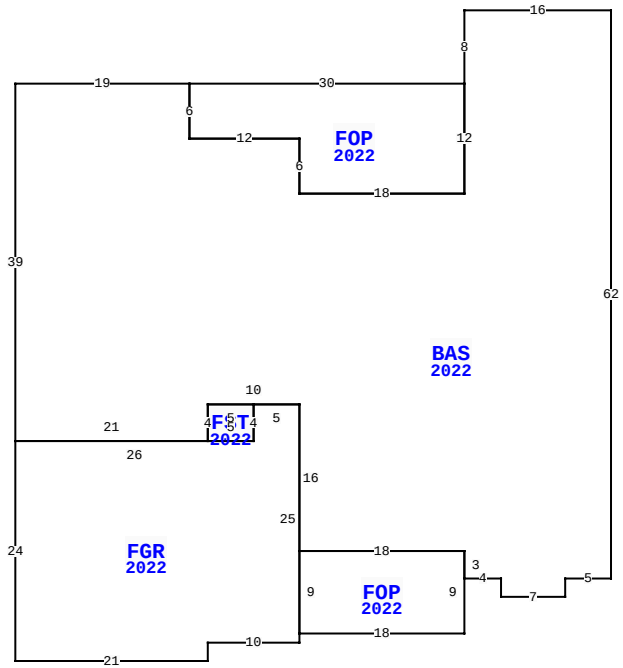
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,805	100	2,805	340,779
FGR	744	55	409	49,689
FOP	162	30	49	5,953
FOP	288	30	86	10,448
FST	20	55	11	1,336
TOTALS	4,019		3,360	408,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,360	97.1888	121.49	408,206	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2805 HX Base Yr 2023



95173 SANDY POINTE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		408,206
TOTAL MARKET OB/XF VALUE		89,965
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		573,171
SOH/AGL Deduction		6,290
ASSESSED VALUE		566,881
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		516,881
TOTAL JUST VALUE		573,171
NCON VALUE		81,485
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016410	ADDITION	24,316	11/01/2022
22009121	SWIM POOL	110,861	10/01/2022
21017155	NEW CONSTR	473,908	12/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2590/0193	9/12/2022	WD	Q	I	01	624,300

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: KALIN ANDREW H & IL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 S8 FOP=[YR=2022] W30 S6 E12 S6 E18 N12$ S12 W18 N6 W12 N6 W19 S39 FGR=[YR=2022] S24 E21 N2 E10 N1 FOP=[YR=2022] E18 N9 W18 S9$ N25 W5 FST=[YR=2022] W5S4E5N4$ S4W26 $ E21 N4 E10 S16E18 S3 E4 S2 E7 N2 E5 N62$.

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0	848.00	SF	10.00	10.00	100	2022	2022	3	100	8,480	
2	0861	POOL GUNIT	1	100	0	0	409.00	SF	85.00	85.00	100	2023	2023		100	34,765	
3	0912	SCRN RM G	1	100	0	0	1,627.00	SF	20.00	20.00	100	2023	2023		100	32,540	
4	0855	CONC PAVER	1	100	0	0	1,218.00	SF	10.00	10.00	100	2023	2023		100	12,180	
5	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 89,965

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/10/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS