

LOT 87
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

SIMPSON MICHAEL J & MICHELLE
94982 PALM POINTE DRIVE S
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0117-0087-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
Exterior Wall	31	HARDIE BRD 100	0900	01	3,248	97.3636	121.70	395,282	2020	2020	0	0	1.00	99.00	VALUATION SUMMARY											
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2021												Heated Area: 2773											
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2021											
Interior Wall	05	DRYWALL 100																								
Interior Floo	13	LVT/LAMMT 70																								
Interior Floo	14	CARPET 30																								
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	2,773	100	2,773	334,099																						
FGR	725	55	399	48,072																						
FOP	63	30	19	2,289																						
FOP	190	30	57	6,868																						
TOTALS			3,751	3,248	391,329																					
EXTRA FEATURES			94982 S PALM POINTE DR, FERNANDINA BEACH																							
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	804.00	SF	10.00	10.00	100	2020	2020	3	99	7,960											
2	0861	POOL GUNIT	0 100	0	0	392.00	SF	85.00	85.00	100	2022	2022	3	98	32,654											
3	0911	SCRN RM A	0 100	0	0	832.00	SF	17.50	17.50	100	2022	2022	3	97	14,123											
4	0855	CONC PAVER	0 100	0	0	440.00	SF	10.00	10.00	100	2022	2022	3	100	4,400											
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940											
6	0475	VF 4 SBPL	0 100	0	0	19.00	LF	14.00	14.00	100	2022	2022	3	99	263											
7	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	99	297											
8	0855	CONC PAVER	0 100	0	0	255.00	SF	10.00	10.00	100	2022	2022	3	100	2,550											
9	0462	ST/AL FNC	0 100	0	0	624.00	SF	10.00	10.00	100	2022	2022	3	98	6,115											
10	0855	CONC PAVER	0 100	0	0	192.00	SF	10.00	10.00	100	2022	2022	3	100	1,920											
LAND DESCRIPTION			TOTAL OB/XF 72,222																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 11/23/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																										