LOT 88
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

BARTGIS JERRY STEVE & KATRIN M
94976 PALM POINTE DRIVE S
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0117-0088-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

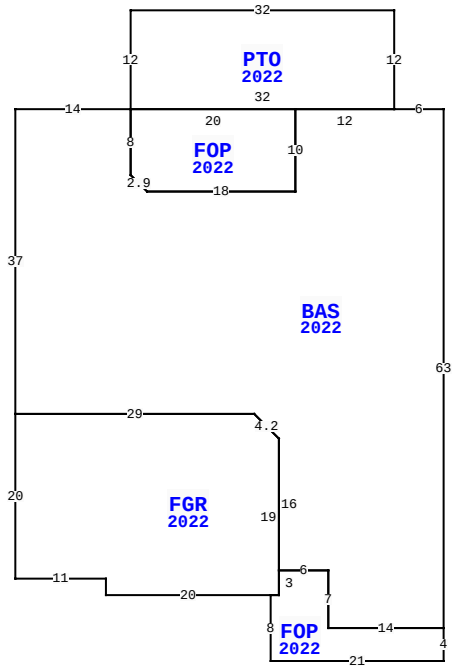
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,209	100	2,209	295,896
FGR	678	55	373	49,963
FOP	130	30	39	5,224
FOP	198	30	59	7,903
PTO	384	5	19	2,545
TOTALS	3,599		2,699	361,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,699	107.1600	133.95	361,531	2022	2022	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2023 Heated Area: 2209 HX Base Yr 2023



94976 S PALM POINTE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		361,531
TOTAL MARKET OB/XF VALUE		18,266
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		454,797
SOH/AGL Deduction		4,819
ASSESSED VALUE		449,978
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		394,978
TOTAL JUST VALUE		454,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018571	ADDITION	8,775	12/19/2022
C2109045	CO ISSUED	0	06/03/2022
B2109045	NEW CONSTR	331,228	07/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2570/0254	6/10/2022	WD	Q	I	02	523,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: BARTGIS JERRY STEVE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W6 PTO=[YR=2022] N12 W32 S12 FOP=[YR=2022] S8 D2 R2 E18 N10 W20$ E32$ W12 S10 W18 U2 L2 N8 W14 S37 FGR=[YR=2022] S20 E11 S2 E20 FOP=[YR=2022] S8 E21 N4 W14 N7 W6 S3 W1$ E1 N19 U3 L3 W29$ E29 D3 R3 S16 E6 S7 E14N63$.

EXTRA FEATURES

LN	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	1,000.00	SF	10.00	10.00	100	2022	2022	3	100	10,000	
2	0911	SCRN RM A	0	100	10	20	200.00	SF	17.50	17.50	100	2022	2022	3	97	3,395	
3	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2022	2022	3	99	4,182	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	99	297	
5	0462	ST/AL FNC	0	100	0	0	40.00	SF	10.00	10.00	100	2022	2022	3	98	392	

LAND DESCRIPTION

TOTAL OB/XF 18,266

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 01/18/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS