

LOT 91
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

GUDBRANDSEN RONALD P & JANICE
94813 SCALLOP SHELL CT
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0117-0091-0000



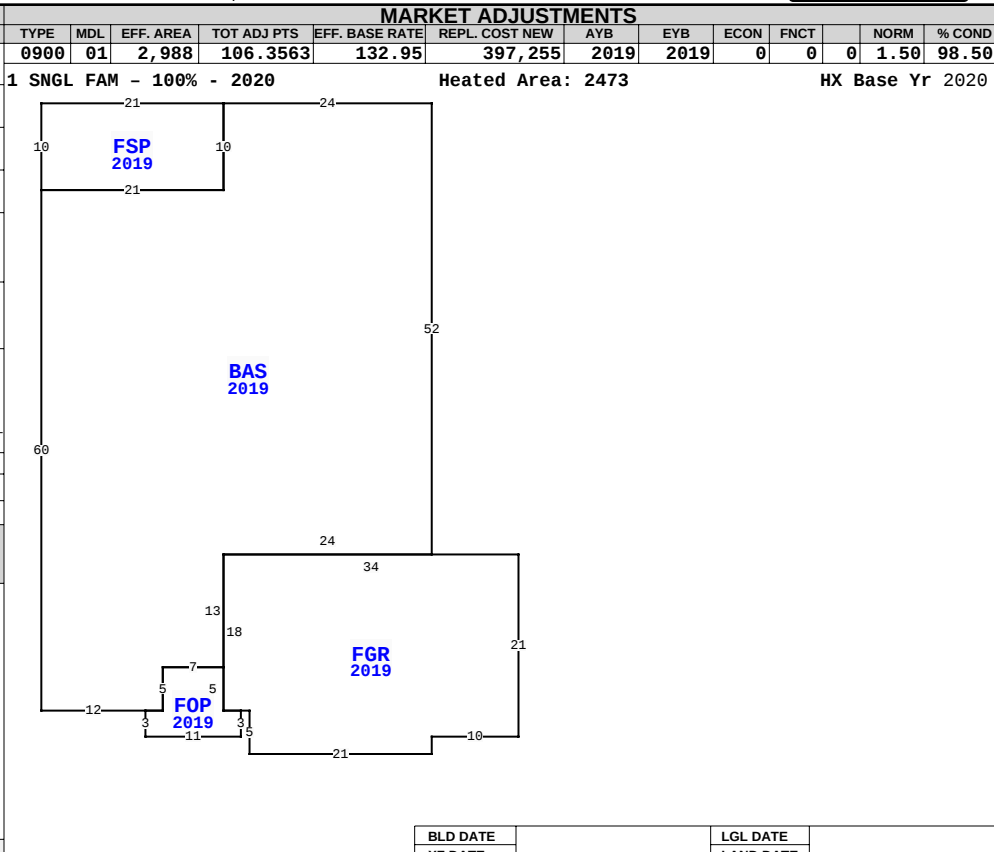
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,473	100	2,473	323,853
FGR	747	55	411	53,822
FOP	68	30	20	2,619
FSP	210	40	84	11,000
TOTALS	3,498		2,988	391,296

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	730.00	SF	10.00	10.00	100	2019

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



TOTAL OB/XF 7,154											
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1	0855	CONC PAVER	0 100	0	0	730.00	SF	10.00	10.00	100	2019

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1	0855	CONC PAVER	0 100	0	0	730.00	SF	10.00	10.00	100	2019

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										391,296	
TOTAL MARKET OB/XF VALUE										7,154	
TOTAL LAND VALUE - MARKET										75,000	
TOTAL MARKET VALUE										473,450	
SOH/AGL Deduction										128,551	
ASSESSED VALUE										344,899	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										294,899	
TOTAL JUST VALUE										473,450	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										455,837	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904384	CO ISSUED	0	10/04/2019
B1904384	NEW CONSTR	347,712	05/16/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2311/1547	10/10/2019	WD	Q	I	02	414,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: GUDBRANDSEN RONALD						

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: GUDBRANDSEN RONALD

BUILDING NOTES											
BAS=[YR=2019] W24 FSP=[YR=2019] W21 S10 E21 N10 \$ S10 W21 S60 E12 FOP=[YR=2019] S3 E11 N3 FGR=[YR=2019] E1 S5 E21 N2 E10 N21 W34 S18 E2\$ W2 N5 W7 S5 W2 \$ E2 N5 E7 N13 E24 N52 \$.											