LOT 96
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

BRAITHWAITE JAMES G & ANNETTE G
94958 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0117-0096-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

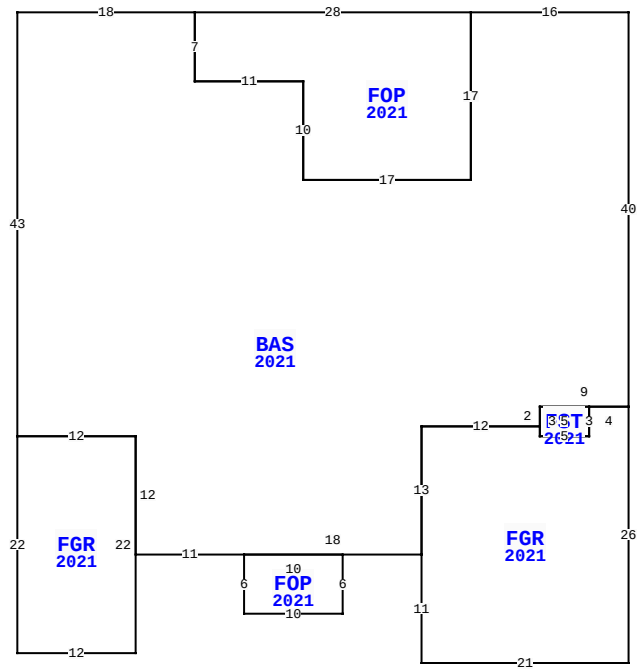
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,609	100	2,609	317,641
FGR	264	55	145	17,653
FGR	507	55	279	33,967
FOP	60	30	18	2,191
FOP	366	30	110	13,393
FST	15	55	8	974
TOTALS	3,821		3,169	385,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,169	97.8880	122.36	387,759	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 2609 HX Base Yr 2022



94958 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		385,820
TOTAL MARKET OB/XF VALUE		74,416
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		535,236
SOH/AGL Deduction		87,176
ASSESSED VALUE		448,060
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		398,060
TOTAL JUST VALUE		535,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,736

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005418	SCRN ENCLSR	15,910	04/07/2022
B2112024	SWIM POOL	55,000	09/09/2021
C2010446	CO ISSUED	0	04/23/2021
B2010446	NEW CONSTR	367,029	10/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2458/1402	4/30/2021	WD	Q	I	01	415,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: BRAITHWAITE JAMES G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 FOP=[YR=2021] W28 S7 E11 S10 E17 N17$ S17 W17 N10 W11 N7 W18 S43 FGR=[YR=2021] S22 E12 N22 W12$ E12 S12 E11 FOP=[YR=2021] S6 E10 N6 W10$ E18 FGR=[YR=2021] S11 E21 N26 W4 FST=[YR=2021] W5 S3 E5 N3 $ S3 W5 N1 W12 S13$ N13 E12 N2 E9 N40$.

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	971.00	SF	10.00	10.00	100	2021	2021	3	99	9,613	
2	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2021	2021	3	95	33,915	
3	0855	CONC PAVER	0	100	0	0	592.00	SF	10.00	10.00	100	2021	2021	3	99	5,861	
4	0855	CONC PAVER	0	100	3	80	240.00	SF	10.00	10.00	100	2021	2021	3	99	2,376	
5	0462	ST/AL FNC	0	100	0	0	576.00	SF	10.00	10.00	100	2021	2021	3	95	5,472	
6	0911	SCRN RM A	0	100	44	23	1,012.00	SF	17.50	17.50	100	2022	2022	3	97	17,179	

LAND DESCRIPTION

TOTAL OB/XF 74,416

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	000134	C	SFR POND	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 08/03/2022 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS