LOT 99
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

ZIMPFER DENNIS S & CYNTHIA L
94940 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

**2024**

**29-2N-28-0117-0099-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

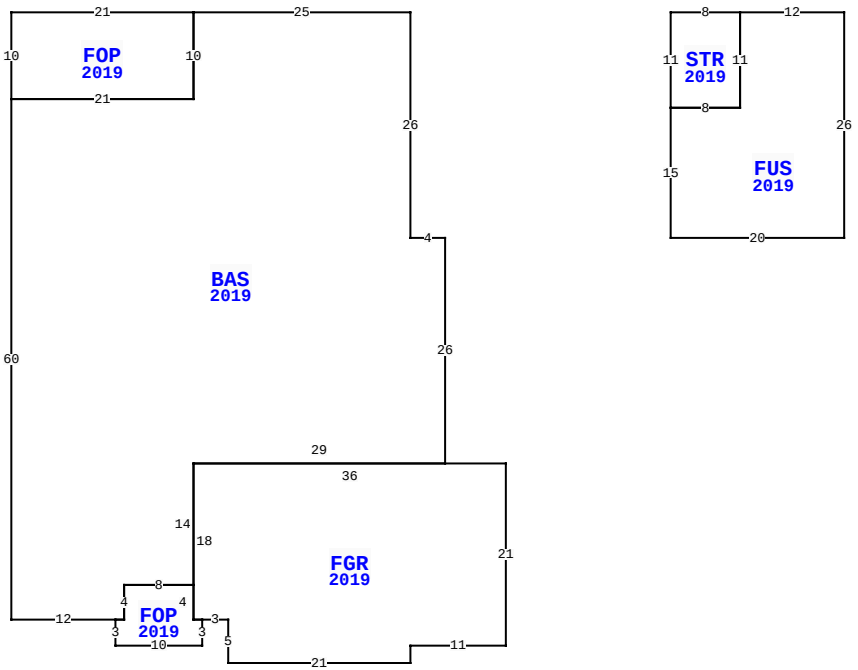
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 2,632 | 100 | 2,632 | 332,776 |
| FGR | 786 | 55 | 432 | 54,620 |
| FOP | 62 | 30 | 19 | 2,402 |
| FOP | 210 | 30 | 63 | 7,966 |
| FUS | 432 | 100 | 432 | 54,620 |
| STR | 88 | 10 | 9 | 1,138 |
| TOTALS | 4,210 | | 3,587 | 453,521 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,587 | 102.6855 | 128.36 | 460,427 | 2019 | 2019 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SNGL FAM – 100% - 2022 Heated Area: 3064 HX Base Yr 2022




94940 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 | | 453,521 |
| TOTAL MARKET OB/XF VALUE | | 54,211 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 582,732 |
| SOH/AGL Deduction | | 70,629 |
| ASSESSED VALUE | | 512,103 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 462,103 |
| TOTAL JUST VALUE | | 582,732 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 563,279 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B2004137 | SCRN ENCLSR | 5,640 | 05/14/2020 |
| B2001186 | SWIM POOL | 43,780 | 02/01/2020 |
| C190922 | CO ISSUED | 0 | 08/28/2019 |
| B190922 | NEW CONSTR | 414,553 | 02/01/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2316/1340 | 11/01/2019 | WD | Q | I | 02 | 423,500 |

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: ZIMPFER DENNIS S &

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W25 FOP=[YR=2019] W21 S10 E21 N10 $ S10 W21 S60 E12 FOP=[YR=2019] S3 E10 N3 FGR=[YR=2019] E3 S5 E21 N2 E11 N21 W36 S18 E1 $ W1 N4 W8 S4 W1 $ E1 N4 E8 N14 E29 N26 W4 N26 $ PTR= E30 STR=[YR=2019] E8 FUS=[YR=2019] E12 S26 W20 N15 E8 N11 $ S11 W8 N11 $ W30 $.

## 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 | 8 | 3 | 24.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 98 | 235 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 857.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 98 | 8,399 | |
| 3 | 0911 | SCRN RM A | 0 | 100 | 57 | 16 | 912.00 | SF | 17.50 | 17.50 | 100 | 2020 | 2020 | 3 | 90 | 14,364 | |
| 4 | 0861 | POOL GUNIT | 0 | 100 | 28 | 10 | 280.00 | SF | 85.00 | 85.00 | 100 | 2020 | 2020 | 3 | 93 | 22,134 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 632.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 99 | 6,257 | |
| 6 | 0855 | CONC PAVER | 0 | 100 | 95 | 3 | 285.00 | SF | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 99 | 2,822 | |

## LAND DESCRIPTION

TOTAL OB/XF 54,211

| 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 02/17/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS