LOT 103
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

WIRTH RONALD L
94881 S PALM POINTE DR
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0117-0103-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

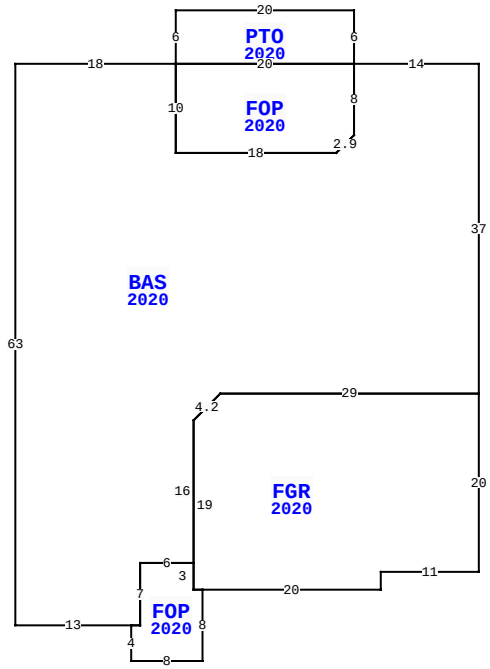
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	296,173
FGR	678	55	373	50,010
FOP	78	30	23	3,084
FOP	198	30	59	7,910
PTO	120	5	6	805
TOTALS	3,283		2,670	357,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,670	108.3456	135.43	361,598	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2024 Heated Area: 2209 HX Base Yr 2024



94881 S PALM POINTE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		357,982
TOTAL MARKET OB/XF VALUE		8,781
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		441,763
SOH/AGL Deduction		206,657
ASSESSED VALUE		235,106
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		180,106
TOTAL JUST VALUE		441,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005207	SOLAR PANELS	17,000	08/01/2020
C1908694	CO ISSUED	0	04/14/2020
B1908694	NEW CONSTR	306,626	11/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2360/0239	5/07/2020	WD	Q	I	01	378,100

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: WIRTH RONALD L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 PTO=[YR=2020] N6 W20 S6 E20$ FOP=[YR=2020] W20 S10 E18 U2 R2 N8$ S8 D2 L2 W18 N10 W18 S63 E13 FOP=[YR=2020] S4 E8 N8 FGR=[YR=2020] E20 N2 E11 N20 W29 D3 L3 S19 E1$ W1 N3 W6 S7 W1$ E1 N7 E6 N16 U3 R3 E29 N37$.

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	9	3	27.00	SF	10.00	10.00	100	2020	2020	3	99	267	
2	0855	CONC PAVER	0	100	0	0	860.00	SF	10.00	10.00	100	2020	2020	3	99	8,514	

LAND DESCRIPTION

TOTAL OB/XF 8,781

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 02/18/2021 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS