

LOT 106
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

BECKWITH DANIEL E & LEAH
94899 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0117-0106-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1													
Exterior Wall	31	HARDIE BRD 100	0900	01	3,263	102.9572	128.70	419,948	2021	2021	0	0	0.50	99.50	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022												Heated Area: 2773													
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2022													
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		4 100																										
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	2,773	100	2,773	355,101																								
FGR	725	55	399	51,094																								
FOP	112	30	34	4,354																								
FOP	190	30	57	7,299																								
TOTALS			3,800	3,263	417,848																							
EXTRA FEATURES			94899 S PALM POINTE DR, FERNANDINA BEACH																									
L N	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	29	3	87.00	SF	10.00	10.00	100	2021	2021	3	99	861													
2	0855	CONC PAVER	0 100	0	0	905.00	SF	10.00	10.00	100	2021	2021	3	99	8,960													
3	0861	POOL GUNIT	1 100	0	0	392.00	SF	85.00	85.00	100	2023	2023		100	33,320													
4	0855	CONC PAVER	1 100	0	0	722.00	SF	10.00	10.00	100	2023	2023		100	7,220													
5	0476	VF 6 SBPL	1 100	0	0	40.00	LF	32.00	32.00	100	2023	2023		100	1,280													
6	0470	VNYL GATE	1 100	0	0	2.00	UT	300.00	300.00	100	2023	2023		100	600													
TOTAL OB/XF 52,241																												
LAND DESCRIPTION			TOTAL OB/XF 52,241																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 05/10/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS																												