

LOT 107
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

KINGERY BARRY D & STEPHANIE L
94905 PALM POINTE DRIVE S
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0117-0107-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,155	100	2,155	288,939
FGR	683	55	376	50,413
FOP	48	30	14	1,877
FOP	186	30	56	7,509
FST	15	55	8	1,073

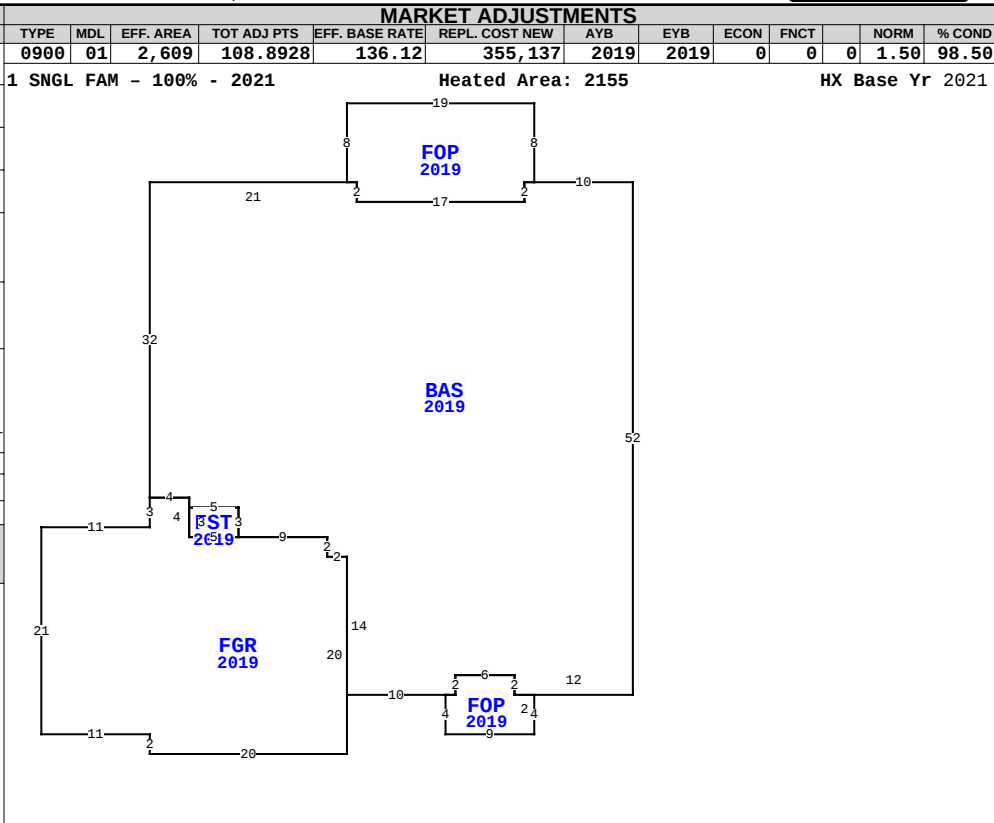
TOTALS	3,087		2,609	349,810
--------	-------	--	-------	---------

EXTRA FEATURES

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	0	0		1,041.00	SF	10.00	2019	2019	3	98	10,202	
2	0855	CONC PAVER	0	100	0	0		63.00	SF	10.00	2019	2019	3	98	617	
3	0912	SCRN RM G	1	100	0	0		1,448.00	SF	20.00	2023	2023		100	28,960	
4	0861	POOL GUNIT	1	100	0	0		410.00	SF	85.00	2023	2023		100	34,850	
5	0855	CONC PAVER	1	100	0	0		1,037.00	SF	10.00	2023	2023		100	10,370	
6	0855	CONC PAVER	1	100	80	3		240.00	SF	10.00	2023	2023		100	2,400	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



94905 S PALM POINTE DR, FERNANDINA BEACH
--

94905 S PALM POINTE DR, FERNANDINA BEACH				BLD DATE		NW		LGL DATE		
				XF DATE		LAND DATE		AG DATE		
				INC DATE						
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,041.00	SF	10.00	10.00	100	2019	2019	3	98	10,202	
63.00	SF	10.00	10.00	100	2019	2019	3	98	617	
1,448.00	SF	20.00	20.00	100	2023	2023		100	28,960	
410.00	SF	85.00	85.00	100	2023	2023		100	34,850	
1,037.00	SF	10.00	10.00	100	2023	2023		100	10,370	
240.00	SF	10.00	10.00	100	2023	2023		100	2,400	

TOTAL OB/XF

87,399

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		349,810
TOTAL MARKET OB/XF VALUE		87,399
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		512,209
SOH/AGL Deduction		256,878
ASSESSED VALUE		255,331
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		205,331
TOTAL JUST VALUE		512,209
NCON VALUE		76,580
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016508	SWIM POOL	54,000	11/03/2022
C1906346	CO ISSUED	0	01/29/2020
19006346	NEW CONSTR	311,605	06/14/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2381/1958	8/03/2020	WD	Q	I	02	350,000

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: KINGERY BARRY D & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W10 W1 S2 W17 N2 W21 S32 E4 S1 E5 S3 E9 S2 E2 S14 E10 E1 N2 E6 S2 E12 N52 \$
FGR=[YR=2019;ORIG=-49,32] S3 W11 S21 E11 S2 E20 N20 W2 N2 W9 W5 N4 W4 \$
FOP=[YR=2019;ORIG=-10,0] N8 W19 S8 E1 S2 E17 N2 E1 \$
FOP=[YR=2019;ORIG=-19,52] S4 E9 N4 W2 N2 W6 S2 W1 \$
FST=[YR=2019;ORIG=-40,36] N3 W5 S3 E5 \$