

CONNOLLY JOHN R & BARBARA A
94911 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2024

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 31										0900 01 2,989 102.2485 127.81 382,024 2021 2021 0 0 0 0.50 99.50										VALUATION BY STANDARD									
Roof Structur 08										1 SNGL FAM - 100% - 2022 Heated Area: 2480 HX Base Yr 2022										Tax Group: 4 Tax Dist:									
Roof Cover 03																				BUILDING MARKET VALUE 380,114									
Interior Wall 05																				TOTAL MARKET OB/XF VALUE 60,771									
Interior Floo 11																				TOTAL LAND VALUE - MARKET 75,000									
Interior Floo 14																				TOTAL MARKET VALUE 515,885									
Air Condition 03																				SOH/AGL Deduction 56,807									
Heating Type 04																				ASSESSED VALUE 459,078									
Bedrooms																				TOTAL EXEMPTION VALUE HX HB VX 55,000									
Bathrooms																				BASE TAXABLE VALUE 404,078									
Frame 02																				TOTAL JUST VALUE 515,885									
Stories																				NCON VALUE 51,544									
Units																				INCOME VALUE									
Occupancy 00																				PREVIOUS YEAR MKT VALUE 447,244									
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 2,480 100 2,480 315,384																													
FGR 715 55 393 49,978																													
FOP 67 30 20 2,543																													
FSP 220 40 88 11,191																													
FST 15 55 8 1,017																													
TOTALS 3,497 2,989 380,114																													
EXTRA FEATURES										94911 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 0 0 860.00 SF 10.00 10.00 100 2021 2021 3 99 8,514																													
2 0855 CONC PAVER 0 100 3 24 72.00 SF 10.00 10.00 100 2021 2021 3 99 713																													
3 0855 CONC PAVER 1 100 0 0 960.00 SF 10.00 10.00 100 2023 2023 100 9,600																													
4 0861 POOL GUNIT 1 100 0 0 390.00 SF 85.00 85.00 100 2023 2023 100 33,150																													
5 0470 VNYL GATE 1 100 0 0 2.00 UT 300.00 300.00 100 2023 2023 100 600																													
6 0476 VF 6 SBPL 1 100 0 0 112.00 LF 32.00 32.00 100 2023 2023 100 3,584																													
7 0855 CONC PAVER 1 100 87 3 261.00 SF 10.00 10.00 100 2023 2023 100 2,610																													
8 0871 POOL HTR R 1 100 0 0 1.00 UT 2,000.00 2,000.00 100 2023 2023 100 2,000																													
LAND DESCRIPTION										TOTAL OB/XF 60,771																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 12/07/2021 BY DJ										Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000										PRINTED 08/06/2024 BY SYS									