

LOT 111
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

THOMPSON MOLLY M
94929 PALM POINTE DRIVE S
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0117-0111-0000



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 50
Interior Floor	14	CARPET 50
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	2,207	100	2,207	290,596
FGR	714	55	393	51,746
FOP	44	30	13	1,712
FOP	186	30	56	7,374
FST	15	55	8	1,053
TOTALS	3,166		2,677	352,481

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	835.00	SF	10.00	10.00	100	2022

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,677	105.3360	131.67	352,481	2022	2022	0	0	0.00	100.00
1 SNGL FAM - 100% - 2023											
Heated Area: 2207											
HX Base Yr 2023											
94929 S PALM POINTE DR, FERNANDINA BEACH											

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	835.00	SF	10.00	10.00	100	2022

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		352,481	
TOTAL MARKET OB/XF VALUE		8,350	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		435,831	
SOH/AGL Deduction		5,069	
ASSESSED VALUE		430,762	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		375,762	
TOTAL JUST VALUE		435,831	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		418,216	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2110578	CO ISSUED	0	07/21/2022
B2110578	NEW CONSTR	333,160	08/11/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2583/0692	8/09/2022	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: THOMPSON MOLLY M					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2022] W11 FOP=[YR=2022] N8 W19 S8 E1 S2 E17 N2 E1\$ W1 S2 W17 N2 W21 S32 FGR=[YR=2022] S3 W11 S22 E11 S2 E20 N21 W2 N2 W9 FST=[YR=2022] N3 W5 S3 E5\$ W5 N4 W4 \$ E4 S1 E5 S3 E9 S2 E2 S14 E11 FOP=[YR=2022] S4 E8 N4 W1 N2 W6 S2 W1\$ E1 N2 E6 S2 E12 N52\$.											