

LOT 112
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

P&LAME1 LLC
PO BOX 950
FERNANDINA BEACH, FL 32035

2024

29-2N-28-0117-0112-0000



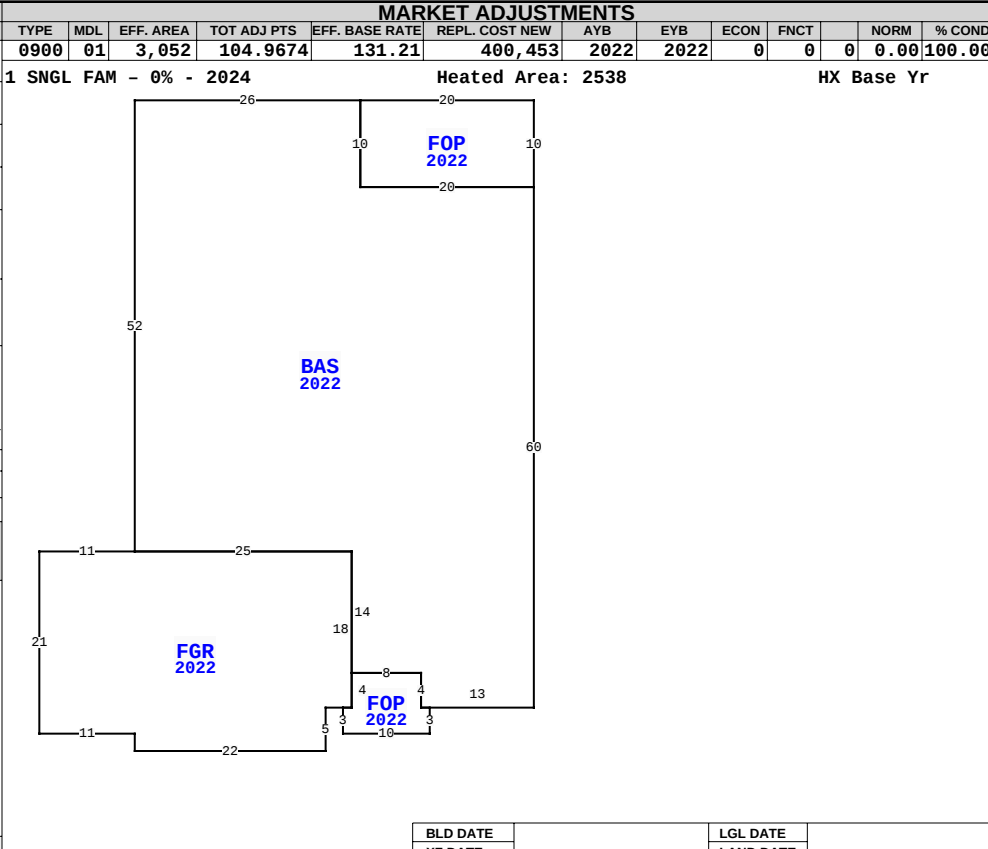
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,538	100	2,538	333,011
FGR	791	55	435	57,076
FOP	62	30	19	2,493
FOP	200	30	60	7,873
TOTALS	3,591		3,052	400,453

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	0	0	892.00	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	0		RSF-2	0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	400,453		
TOTAL MARKET OB/XF VALUE	8,920		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	484,373		
SOH/AGL Deduction	0		
ASSESSED VALUE	484,373		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	484,373		
TOTAL JUST VALUE	484,373		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	456,111		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109489	NEW CONSTR	378,212	07/20/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2613/1991	1/18/2023	WD Q	Q	I	01
GRANTOR: MOORE VAN A & DIANE L					
GRANTEE: P&LAME1LLC					
2587/0143	8/26/2022	WD Q	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: MOORE VAN A & DIANE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2022] W20 BAS=[YR=2022] W26 S52 FGR=[YR=2022] W11 S21 E11 S2 E22 N5 E2 FOP=[YR=2022] S3 E10 N3 W1 N4 W8 S4 W1\$ E1 N18 W25\$ E25 S14 E8 S4 E13 N60 W20 N10\$ S10 E20 N10\$.											