

LOT 113
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

CHILDERS CECILE J L/E/
94941 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0117-0113-0000



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 70
Interior Floor	14	CARPET 30
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
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NEIGHBORHOOD/LOC	4087.00
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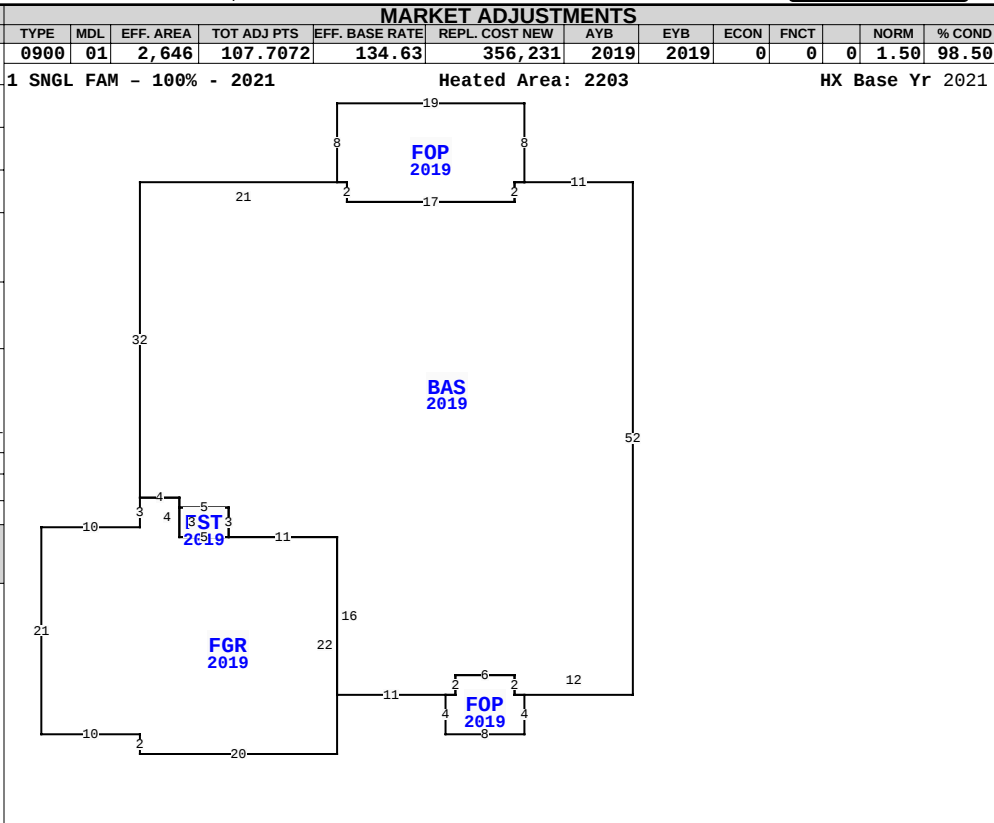
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,203	100	2,203	292,141
FGR	666	55	366	48,536
FOP	44	30	13	1,724
FOP	186	30	56	7,426
FST	15	55	8	1,061

TOTALS	3,114		2,646	350,888
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	902.00	SF	10.00	10.00

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

REVIEW DATE	08/01/2019	BY	RK
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TOTAL OB/XF									
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1	0855	CONC PAVER	0 100	0	0	902.00	SF	10.00	10.00

Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	350,888								
TOTAL MARKET OB/XF VALUE	8,840								
TOTAL LAND VALUE - MARKET	75,000								
TOTAL MARKET VALUE	434,728								
SOH/AGL Deduction	193,797								
ASSESSED VALUE	240,931								
TOTAL EXEMPTION VALUE	HX HB VX WX 60,000								
BASE TAXABLE VALUE	180,931								
TOTAL JUST VALUE	434,728								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	418,969								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900907	CO ISSUED	0	08/20/2019
B1900907	NEW CONSTR	305,400	02/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2616/0726	1/26/2023	WD	U	I	11	100
GRANTOR: CHILDERS CECILE J						
GRANTEE: CHILDERS CECILE J R						
2431/0530	2/02/2021	QC	U	I	11	49,100
GRANTOR: DUBLIN RANDIE L						
GRANTEE: CHILDERS CECILE J						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W11 FOP=[YR=2019] N8 W19 S8 E1 S2 E17 N2 E1 \$ W1 S2 W17 N2 W21 S32 FGR=[YR=2019] S3 W10 S21 E10 S2 E20 N22 W11 FST=[YR=2019] N3 W5 S3 E5 \$ W5 N4 W4 \$ E4 S1 E5 S3 E11 S16 E11 FOP=[YR=2019] S4 E8 N4 W1 N2 W6 S2 W1 \$ E1 N2 E6 S2 E12 N52 \$.									