

LOT 118
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

LONGACRE JAMES R & MIKOLEAN M
94971 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2024

29-2N-28-0117-0118-0000



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	

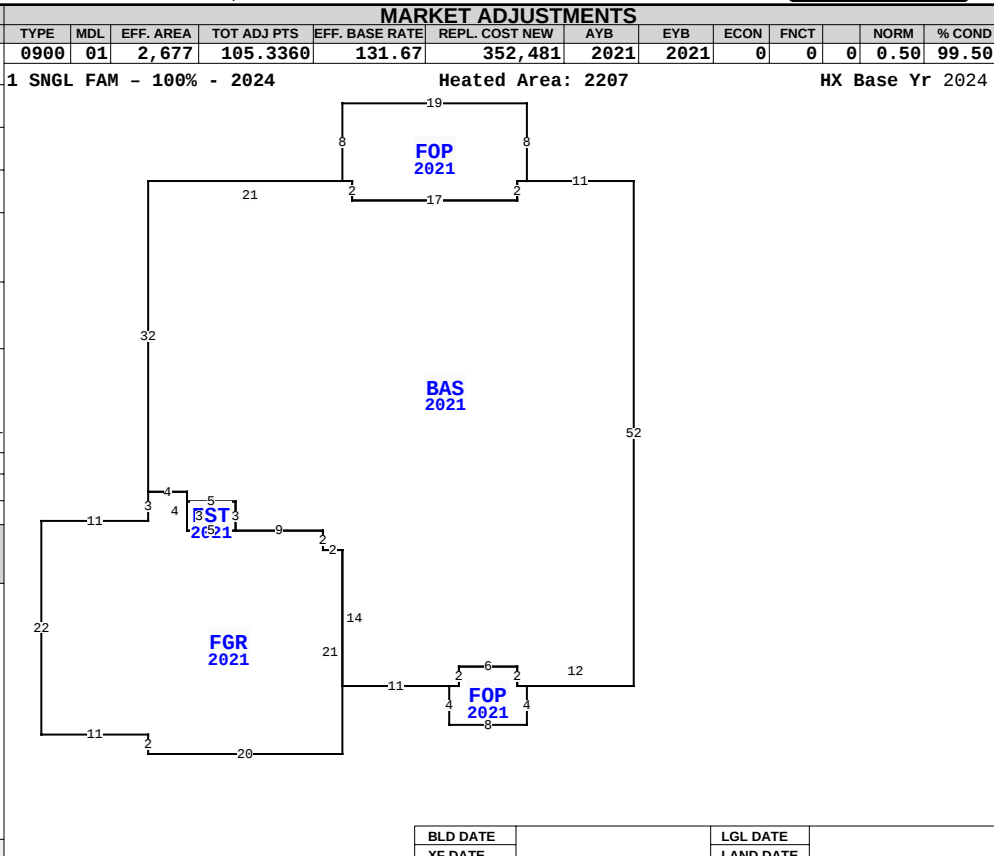
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,207	100	2,207	289,143
FGR	714	55	393	51,487
FOP	44	30	13	1,703
FOP	186	30	56	7,337
FST	15	55	8	1,048

TOTALS	3,166		2,677	350,719
--------	-------	--	-------	---------

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	3	23	69.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	842.00	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	12/07/2021	BY	DJ
-------------	------------	----	----



94971 S PALM POINTE DR, FERNANDINA BEACH, FL 32034

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	3	23	69.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	842.00	SF	10.00	10.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	3	23	69.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	842.00	SF	10.00	10.00

REVIEW DATE	12/07/2021	BY	DJ
-------------	------------	----	----

Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000
--------------	------	-------------------	--------	---------	---	---------------	---	---------	--------

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	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 100% - 2024											
Heated Area: 2207											
HX Base Yr 2024											

NASSAU COUNTY PROPERTY

VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	350,719		
TOTAL MARKET OB/XF VALUE	9,019		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	434,738		
SOH/AGL Deduction	0		
ASSESSED VALUE	434,738		
TOTAL EXEMPTION VALUE	HX HB		
BASE TAXABLE VALUE	384,738		
TOTAL JUST VALUE	434,738		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	418,976		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2012301	CO ISSUED	0	08/04/2021
B2012301	NEW CONSTR	312,614	12/10/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2703/673	3/29/2024	WD Q	I	I	01
GRANTOR: SHEEHY JOHN T REVOCAB					
GRANTEE: LONGACRE JAMES R &					
2670/712	9/23/2023	WD U	I	I	11
GRANTOR: SHEEHY JOHN T					
GRANTEE: SHEEHY JOHN T REVOC					

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

BUILDING DIMENSIONS					
BAS=[YR=2021] W11 FOP=[YR=2021] N8 W19 S8 E1 S2 E17 N2 E1\$ W1 S2 W17 N2 W21 S32 FGR=[YR=2021] S3 W11 S22 E11 S2 E20 N21 W2 N2 W9 FST=[YR=2021] W5 N3 E5 S3\$ W5 N4 W4\$ E4 S1 E5 S3 E9 S2 E2 S14 E11 FOP=[YR=2021] S4 E8 N4 W1 N2 W6 S2 W1\$ E1 N2 E6 S2 E12 N52\$.					

OTHER ADJUSTMENTS AND NOTES									

PRINTED 08/06/2024 BY SYS
