

SEIBEL BRENT E & KITTY K
96018 SANDY POINTE CIR
FERNANDINA BEACH, FL 32034

46-3N-28-0000-0007-0320

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 0 0 9.00 91.00										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0500 01 3,828 119.9880 179.98 688,963 2005 2005 0 0 0 9.00 91.00										Tax Group: 4 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 0% - 0 Heated Area: 3239 HX Base Yr										BUILDING MARKET VALUE 626,956									
Roof Cover 07 CONC TILE 100																				TOTAL MARKET OB/XF VALUE 55,975									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 350,000									
Interior Floo 12 HARDWOOD 60																				TOTAL MARKET VALUE 1,032,931									
Interior Floo 11 CLAY TILE 40																				SOH/AGL Deduction 71,751									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 961,180									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE 0									
Bedrooms 4 100																				BASE TAXABLE VALUE 961,180									
Bathrooms 3 100																				TOTAL JUST VALUE 1,032,931									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 980,328									
Occupancy 00 NONE 100																													
Quality 05 Quality Level 05																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B14434 ADDITION 12,000 02/01/2005									
MAP NUM MKT AREA 04																				B12937 NEW CONSTR 0 01/01/2005									
NEIGHBORHOOD/LOC 4020.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 3,239 100 3,239 530,489																													
FGR 860 55 473 77,469																													
FOP 110 30 33 5,404																													
FOP 141 30 42 6,879																													
FSP 96 40 38 6,223																													
STP 30 10 3 491																													
TOTALS 4,476 3,828 626,956																													
EXTRA FEATURES										96018 SANDY POINTE CIR, 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 0500 FP-PRE FAB 0 0 0 0 1.00 UT 3,500.00 3,500.00 100 2005 2005 3 89 3,115																													
2 0812 CONCRETE C 0 0 0 0 6,702.00 SF 4.00 4.00 100 2005 2005 3 86 23,055																													
3 0861 POOL GUNIT 0 0 30 14 420.00 SF 85.00 85.00 100 2005 2005 3 40 14,280																													
4 0855 CONC PAVER 0 0 0 0 860.00 SF 10.00 10.00 100 2005 2005 3 86 7,396																													
5 0911 SCR N RM A 0 0 60 26 1,560.00 SF 17.50 17.50 100 2005 2005 3 24 6,552																													
6 0462 ST/AL FNC 0 0 42 4 168.00 SF 10.00 10.00 100 2015 2015 3 78 1,310																													
7 0463 FENCE GATE 0 0 0 0 1.00 UT 300.00 300.00 100 2015 2015 3 89 267																													
LAND DESCRIPTION										TOTAL OB/XF 55,975																			
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 000130 C SFR WATER 0 RSF-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 350,000.00 350,000.00 350,000																													
REVIEW DATE 01/19/2023 BY DJA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000																				PRINTED 08/06/2024 BY SYS									