

BELANGIA BONNIE E & WILLIAM
96604 SANDPENNY ISLAND
FERNANDINA BEACH, FL 32034

57-3N-28-0000-0001-0090

[illegible]

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PT MARGARET O'NEIL GRANT
SEC 46-3N-28E IN OR 2673/929
(EX SOVEREIGN LANDS)

BELANGIA BONNIE E & WILLIAM
96604 SANDPENNY ISLAND
FERNANDINA BEACH, FL 32034

2024

57-3N-28-0000-0001-0090



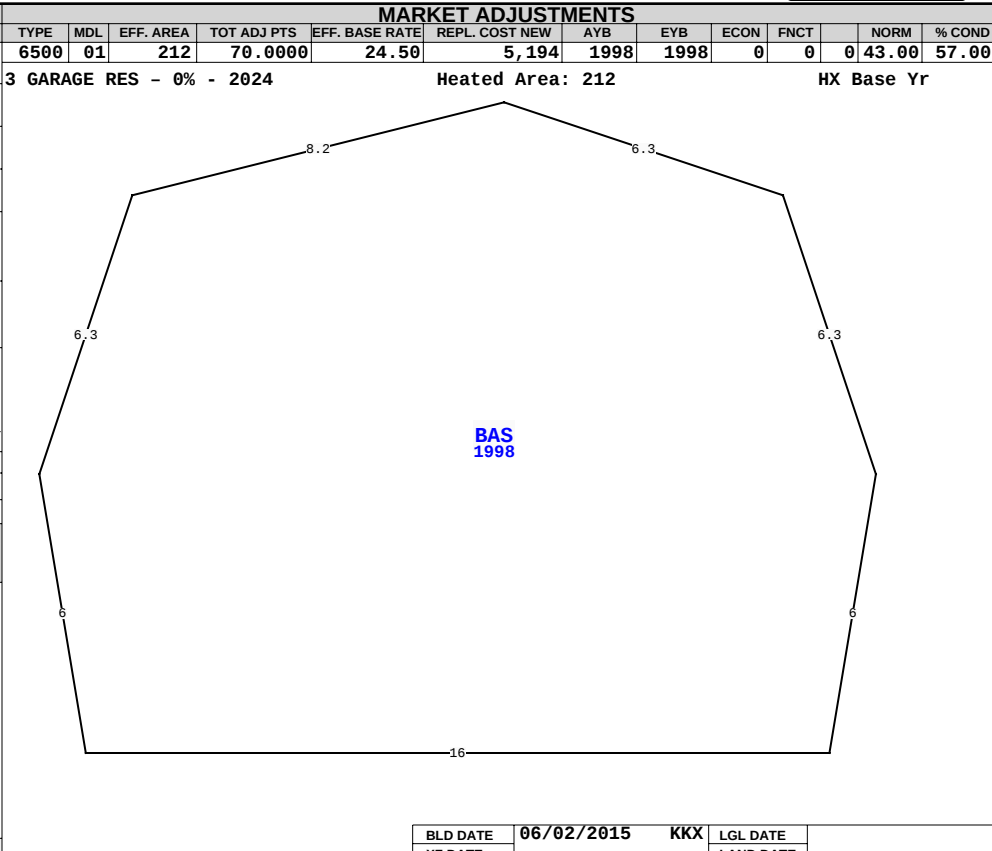
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms	0	100
Bathrooms	0	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	212	100	212	2,961
TOTALS	212		212	2,961

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
21	0092	AUTO GATE	0	0	0	2.00	UT	3,500.00	3,500.00
22	0855	CONC PAVER	0	0	0	8,901.00	SF	7.00	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS



BLD DATE		06/02/2015	KKX		LGL DATE		
XF DATE					LAND DATE		
INC DATE					AG DATE		

96604 SANDPENNY ISLAND, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 3 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		2,341,315	
TOTAL MARKET OB/XF VALUE		161,240	
TOTAL LAND VALUE - MARKET		908,000	
TOTAL MARKET VALUE		3,410,555	
SOH/AGL Deduction		0	
ASSESSED VALUE		3,410,555	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		3,410,555	
TOTAL JUST VALUE		3,410,555	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		3,311,097	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2673/929	10/12/2023	WD	Q	I	01	3,200,000	
GRANTOR: SINCLAIR JAMES STANLE							
GRANTEE: BELANGIA BONNIE E &							
2508/0643	10/22/2021	WD	U	I	30	2,492,100	
GRANTOR: SINCLAIR PROPERTIES 0							
GRANTEE: SINCLAIR JAMES STAN							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1998] U2 L6 L8 D2 L2 D6 D6 R1 E16 R1 U6 U6 L2 \$.									