

LOT 5 (EX W1.1 FT S-1) &
W1.1 FT OF LOT 6 (S-1)
IN OR 2447/834

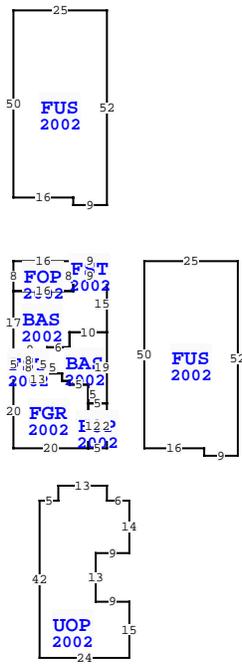
SAPP WOODROW JR & DIANE M
95049 SANDPIPER LOOP
FERNANDINA BEACH, FL 32034

2025

00-00-30-2060-0005-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	07	CONC TILE 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		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	TOWNHOUSE	- 0%	- 0									Heated Area: 3141 HX Base Yr	



Quality	05	Quality Level 05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 03			
NEIGHBORHOOD/LOC	3004.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100	2002	216	27,648
BAS	389	100	2002	389	49,792
FGR	381	55	2002	210	26,880
FOP	60	30	2002	18	2,304
FOP	128	30	2002	38	4,864
FST	36	55	2002	20	2,560
FST	40	55	2002	22	2,816
FUS	1,268	100	2002	1,268	162,304
FUS	1,268	100	2002	1,268	162,304
UOP	943	20	2002	189	24,192
TOTALS	4,729			3,638	465,663

95049 SANDPIPER LOOP, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
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	0811	CONCRETE B	0	0	0	0	763.00	SF	5.20	5.20	100	2002	2002	3	80	3,174	
2	0810	CONCRETE A	0	0	0	0	50.00	SF	6.50	6.50	100	2002	2002	3	80	260	
3	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2002	2002	3	100	10,000	
4	0961	H-SHUTTERS	0	0	0	0	1.00	UT	2,400.00	2,400.00	100	2004	2004	3	95	2,280	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 8		Tax Dist:		
BUILDING MARKET VALUE		465,663		
TOTAL MARKET OB/XF VALUE		15,714		
TOTAL LAND VALUE - MARKET		500,000		
TOTAL MARKET VALUE		981,377		
SOH/AGL Deduction		0		
ASSESSED VALUE		981,377		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		981,377		
TOTAL JUST VALUE		981,377		
NCON VALUE		0		
INCOME VALUE		0		
PREVIOUS YEAR MKT VALUE		915,663		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21888	REMODEL	20,000	09/01/2008
B18748	REMODEL	42,000	12/01/2006
M12298	MECH OTHER	0	12/01/2006
B18748	REMODEL	42,000	10/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2447/0834	3/30/2021	WD Q	Q	I	01	839,900
GRANTOR: WIMSETT CHARLES C & P						
GRANTEE: SAPP WOODROW JR & D						
1928/0275	7/15/2014	WD Q	Q	I	02	555,000
GRANTOR: AGNEW SAMUEL G & DENI						
GRANTEE: WIMSETT CHARLES C &						

BUILDING NOTES													
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BUILDING DIMENSIONS
 FST=[YR=2002] W9 FOP=[YR=2002] W16 S8 BAS=[YR=2002] S17
 FST=[YR=2002] S5 FGR=[YR=2002] S20 E20 FOP=[YR=2002] E5
 N12 BAS=[YR=2002] N19 W10S4 W6 S2 W1 S5 E5 S2 E2 S1 E5 S5 E5
 \$ W5 S12 \$ N17 W5 N1 W2 N2 W13 \$ E8 N5 W8 \$ E9 N2 E6 N4
 E10N15 W9 S4 W16 \$ E16 N8 \$ S4 E9 N4\$ PTR= E10 FUS=[YR=2002]
 E25 S52 W9 N2 W16 N50 \$ W10 \$ PTR= N15 FUS=[YR=2002] N52 W25
 S50 E16 S2 E9 \$ S15 \$ PTR=S60 UOP=[YR=2002] S4 E6 S14 W9 S13
 E9 S15 W24 N42 E5 N4 E13 \$ N60\$.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RG-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	500,000.00	500,000.00	500,000							