LOT 3
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

RICKLING DONALD K LIVING TRUST/RICKLING DONALD K T
95013 PALM POINTE DR N
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	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
Quality	02	Quality Level 02

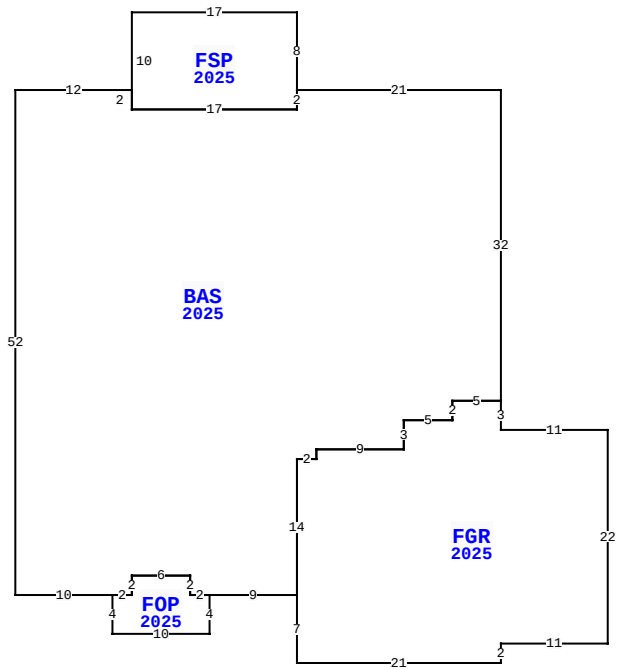
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4087.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,201	100	2025	2,201	307,634
FGR	742	55	2025	408	57,026
FOP	52	30	2025	16	2,236
FSP	170	40	2025	68	9,504
TOTALS	3,165			2,693	376,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,693	105.8832	139.77	376,401	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2201 HX Base Yr 2025



95013 N PALM POINTE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		376,401
TOTAL MARKET OB/XF VALUE		9,480
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		510,881
SOH/AGL Deduction		305,762
ASSESSED VALUE		205,119
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		154,397
TOTAL JUST VALUE		510,881
NCON VALUE		385,881
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240002164	NSFR T(3158) H(22	426,808	02/22/2024
B230011079	H 2223	426,808	08/29/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2701/982	3/22/2024	SW	Q	I	01	573,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: RICKLING DONALD K L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E12 S2 E17 N2 E21 S32 W5 S2 W5 S3 W9 S1 W2 S14 W9 W2 N2 W6 S2 W2 W10 N52 $
FSP=[YR=2025;ORIG=22,12] E17 N2 N8 W17 S10 $
FOP=[YR=2025;ORIG=22,60] E6 S2 E2 S4 W10 N4 E2 N2 $
FGR=[YR=2025;ORIG=41,48] N1 E9 N3 E5 N2 E5 S3 E11 S22 W11 S2 W21 N7 N14 E2 $
.

EXTRA FEATURES

LN	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	0855	CONC PAVER	0	100	0	0	948.00	SF	10.00	10.00	100	2025	2024		100	9,480	

LAND DESCRIPTION

TOTAL OB/XF 9,480

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 08/13/2024 BY TWWW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS