

LOT 5  
SANDY POINTE PRESERVE PHASE 1  
PBK 8/289

MARSHALL LYNNE  
95025 PALM POINTE DRIVE N  
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0005-0000



| 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       |

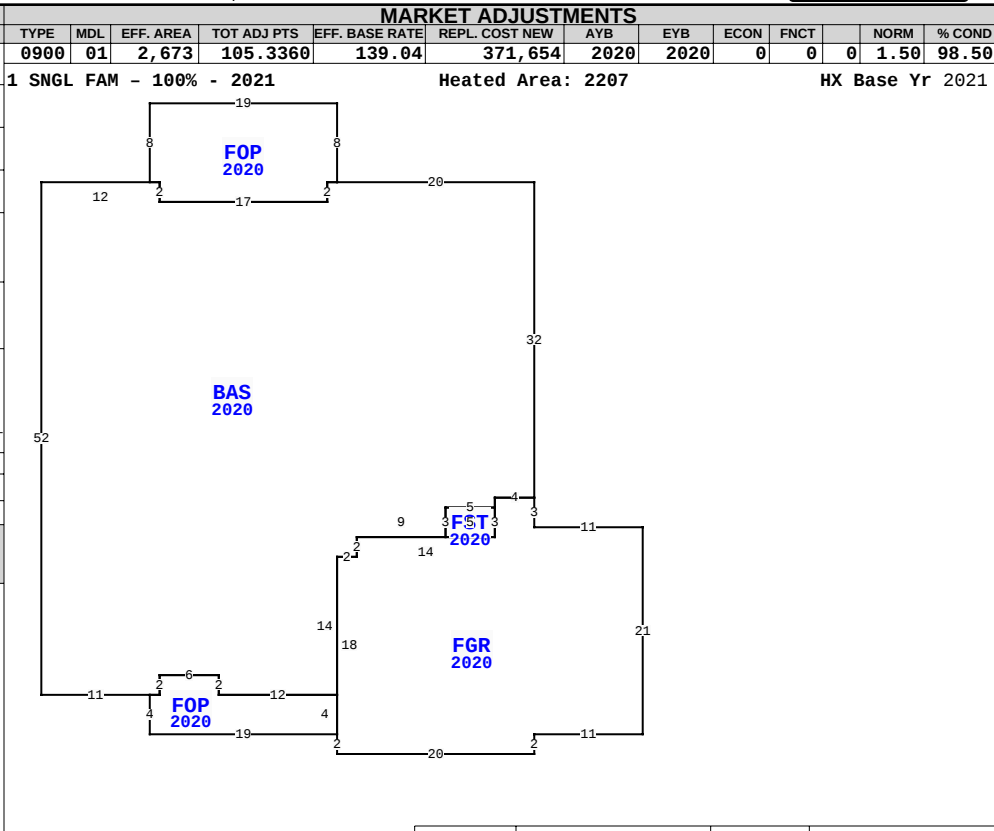
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 02      | Quality Level 02 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4087.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,207            | 100         | 2020 | 2,207        | 302,258              |
| FGR       | 683              | 55          | 2020 | 376          | 51,495               |
| FOP       | 88               | 30          | 2020 | 26           | 3,561                |
| FOP       | 186              | 30          | 2020 | 56           | 7,669                |
| FST       | 15               | 55          | 2020 | 8            | 1,095                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,179 |  |  | 2,673 | 366,079 |
|--------|-------|--|--|-------|---------|

| 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   | 0 | 0 | 1,001.00 | 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   | RES                  | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        |



|                                          |          |           |            |     |
|------------------------------------------|----------|-----------|------------|-----|
| 95025 N PALM POINTE DR, FERNANDINA BEACH | BLD DATE | LGL DATE  | 05/06/2025 | MLU |
|                                          | XF DATE  | LAND DATE |            |     |
|                                          | INC DATE | AG DATE   |            |     |

| 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   | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 1,001.00 | SF | 10.00 | 10.00          | 100       | 2020    | 2020        | 3 | 98     | 9,810           |       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             | 9,810     |     |          |        |         |            |                |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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 |
| 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     |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1  |  |  |  | 4        |
|---------------------------|--|--|--|--|--|--|--|--|--|--------------|--|--|--|----------|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD     |  |  |  |          |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | Tax Group: 4 |  |  |  | STANDARD |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | Tax Dist:    |  |  |  | 366,079  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |              |  |  |  | 9,810    |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |              |  |  |  | 125,000  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |              |  |  |  | 500,889  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |              |  |  |  | 228,733  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |              |  |  |  | 272,156  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | HX HB        |  |  |  | 50,722   |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |              |  |  |  | 221,434  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |              |  |  |  | 500,889  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |              |  |  |  | 0        |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |              |  |  |  |          |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |              |  |  |  | 433,344  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C1906445   | CO ISSUED   | 0       | 03/11/2020 |
| B1906445   | NEW CONSTR  | 312,434 | 08/01/2019 |

| SALES DATA        |           |           |     |     |        |            |  |
|-------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 2387/1614         | 8/27/2020 | WD        | Q   | I   | 01     | 348,900    |  |

GRANTOR: SEDA CONSTRUCTION COM  
GRANTEE: MARSHALL LYNNE

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2020] W20 FOP=[YR=2020] N8 W19 S8 E1 S2 E17 N2 E1 \$ W1 S2 W17 N2 W12 S52 E11 FOP=[YR=2020] S4 E19 FGR=[YR=2020] S2 E20 N2 E11 N21 W11 N3 W4 S1 FST=[YR=2020] W5 S3 E5 N3 \$ S3 W14 S2 W2 S18 \$ N4 W12 N2 W6 S2 W1 \$E1 N2 E6 S2 E12 N14 E2 N2 E9 N3 E5 N1 E4 N32\$. |  |  |  |  |  |  |  |  |  |