LOT 6
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

FRANZEN ROGER W JR & LINDA M
95031 N PALM POINTE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0006-0000

BUILDING CHARACTERISTICS

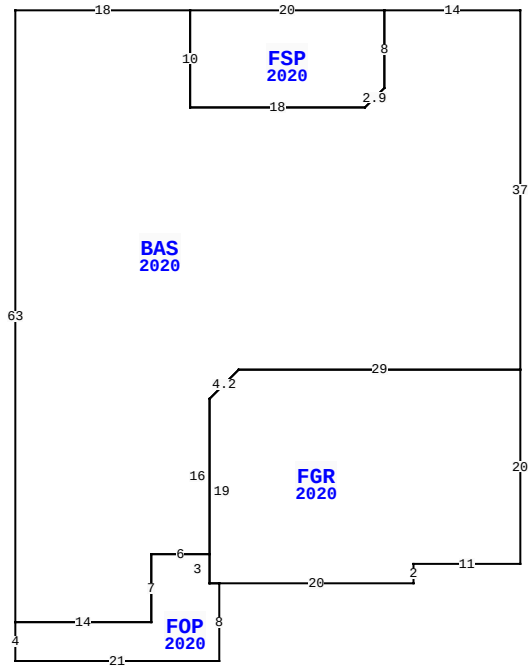
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,209	100	2020	2,209	305,948
FGR	678	55	2020	373	51,661
FOP	130	30	2020	39	5,402
FSP	198	40	2020	79	10,941
TOTALS	3,215			2,700	373,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,700	106.5216	140.61	379,647	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2024 Heated Area: 2209 HX Base Yr 2024



95031 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		373,952
TOTAL MARKET OB/XF VALUE		11,309
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		510,261
SOH/AGL Deduction		290,235
ASSESSED VALUE		220,026
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		169,304
TOTAL JUST VALUE		510,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907129	CO ISSUED	0	02/27/2020
B1907129	NEW CONSTR	311,176	09/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2619/1360	2/07/2023	WD	Q	I	01	480,000
GRANTOR: VONZECH CHRISTOPHER						
GRANTEE: FRANZEN ROGER W JR						
2556/0932	4/18/2022	FJ	U	I	11	0
GRANTOR: GAUDIELLO JANET EST						
GRANTEE: VONZECH CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 FSP=[YR=2020] W20 S10 E18 U2 R2 N8 $ S8 D2 L2 W18 N10 W18 S63 FOP=[YR=2020] S4 E21 N8 FGR=[YR=2020] E20 N2 E11 N20 W29 D3 L3 S19 E1 $ W1 N3 W6 S7 W14 $ E14 N7 E6 N16 U3 R3 E29 N37 $.

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	1,154.00	SF	10.00	10.00	100	2020	2020	3	98	11,309	

LAND DESCRIPTION

TOTAL OB/XF 11,309

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 08/12/2020 BY RK Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS