

LOT 7
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

CEDOLA STEPHEN & KATHERINE M L/E/
95037 PALM POINTE DRIVE N
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0007-0000



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	2022	2,207	305,327
FGR	729	55	2022	401	55,476
FOP	44	30	2022	13	1,799
FSP	186	40	2022	74	10,238
FST	15	55	2022	8	1,106
TOTALS	3,181			2,703	373,946

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	945.00	SF	10.00	10.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,703	105.3360	139.04	375,825	2022	2022	0	0	0.50	99.50
1 SNGL FAM - 100% - 2023 Heated Area: 2207 HX Base Yr 2023											
95037 N PALM POINTE DR, FERNANDINA BEACH											
BLD DATE: 05/06/2025 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		373,946	
TOTAL MARKET OB/XF VALUE		9,356	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		508,302	
SOH/AGL Deduction		60,435	
ASSESSED VALUE		447,867	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		397,145	
TOTAL JUST VALUE		508,302	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		440,354	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2109156	CO ISSUED	0	05/13/2022
B2109156	NEW CONSTR	333,160	07/14/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2598/1898	10/22/2022	LE	U	I	11
GRANTOR: CEDOLA STEPHEN & KATH					
GRANTEE: CEDOLA ALEXANDER E					
2566/0103	5/26/2022	SW	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: CEDOLA STEPHEN & KA					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W20 FSP=[YR=2022] N8 W19 S8 E1 S2 E17 N2 E1\$ W1 S2 W17 N2 W12 S52 E11 FOP=[YR=2022] S4 E8 N4 W1 N2 W6 S2 W1\$ E1 N2 E6 S2 E12 FGR=[YR=2022] S7 E20 N2 E11 N22 W11 N3 W4 S1 FST=[YR=2022] S3 W5 N3 E5\$ W5 S3 W9 S2 W2 S14\$ N14 E2 N2 E9 N3 E5 N1 E4 N32\$.									

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