

LOT 8
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

WARD PEGGY G
95043 PALM POINTE DR N
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0008-0000



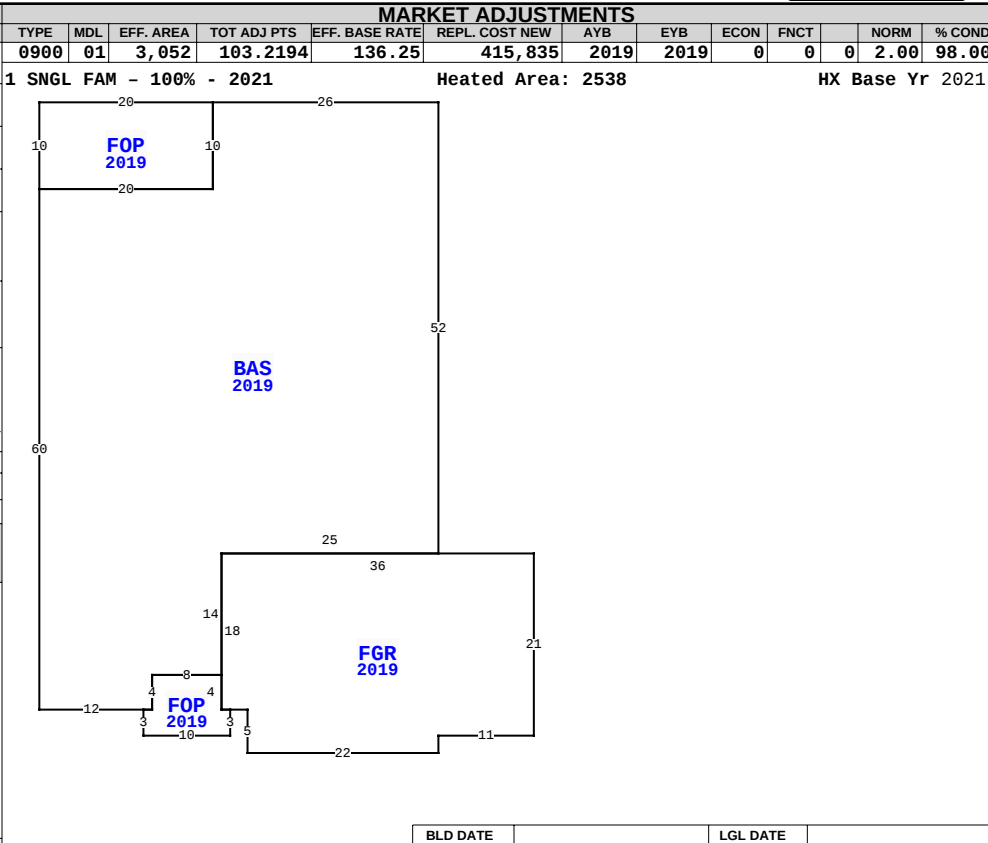
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,538	100	2019	2,538	338,887
FGR	791	55	2019	435	58,084
FOP	62	30	2019	19	2,537
FOP	200	30	2019	60	8,012
TOTALS	3,591			3,052	407,518

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	4	8	32.00	SF	10.00	
2	0855	CONC PAVER	0 100	0	0	816.00	SF	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



TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	407,518								
TOTAL MARKET OB/XF VALUE	8,225								
TOTAL LAND VALUE - MARKET	125,000								
TOTAL MARKET VALUE	540,743								
SOH/AGL Deduction	228,009								
ASSESSED VALUE	312,734								
TOTAL EXEMPTION VALUE	55,722								
BASE TAXABLE VALUE	257,012								
TOTAL JUST VALUE	540,743								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	471,173								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903098	CO ISSUED	0	09/26/2019
B1903098	NEW CONSTR	355,290	03/28/2019

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2360/0838	5/08/2020	WD Q	I	01		380,500			

GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: WARD PEGGY G									

BUILDING DIMENSIONS									
BAS=[YR=2019] W26 FOP=[YR=2019] W20 S10 E20 N10\$ S10 W20 S60 E12 FOP=[YR=2019] S3 E10 N3 FGR=[YR=2019] E2 S5 E22 N2 E11 N21 W36 S18 E1\$ W1 N4 W8 S4 W1\$ E1 N4 E8 N14 E25 N52\$.									