LOT 9
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

JOHNSON BENJAMIN A & AMANDA J
95049 PALM POINTE DRIVE N
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0009-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

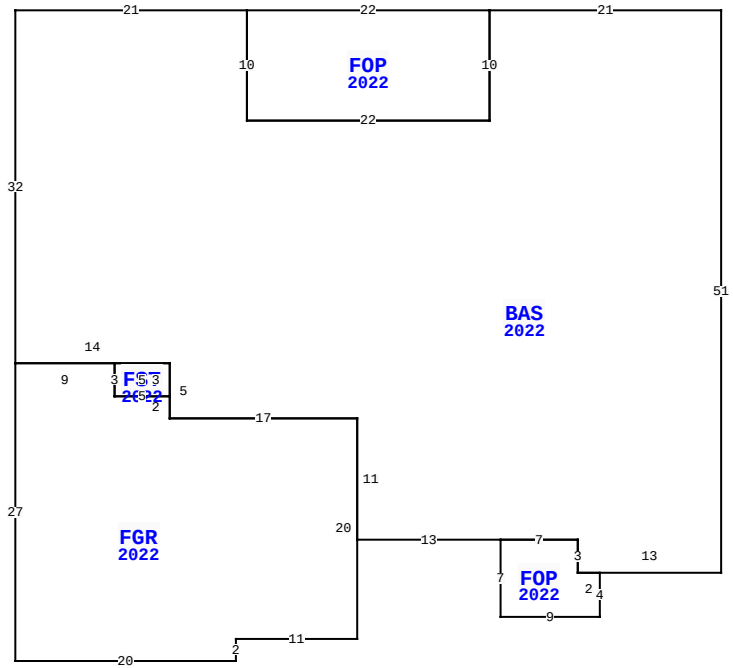
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,480	100	2022	2,480	349,339
FGR	715	55	2022	393	55,359
FOP	57	30	2022	17	2,395
FOP	220	30	2022	66	9,297
FST	15	55	2022	8	1,127
TOTALS	3,487			2,964	417,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,964	107.2493	141.57	419,613	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2480 HX Base Yr 2023



95049 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		417,515
TOTAL MARKET OB/XF VALUE		9,801
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		552,316
SOH/AGL Deduction		62,237
ASSESSED VALUE		490,079
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		434,357
TOTAL JUST VALUE		552,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2110688	CO ISSUED	0	07/15/2022
B2110688	NEW CONSTR	369,873	08/31/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/1041	7/18/2022	WD	Q	I	01	629,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: JOHNSON BEJAMIN AND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W21 FOP=[YR=2022] W22 S10 E22 N10$ S10 W22 N10 W21 S32 FGR=[YR=2022] S27 E20 N2 E11 N20 W17 N2 FST=[YR=2022] N3 W5 S3 E5$ W5 N3 W9$ E14 S5 E17 S11 E13 FOP=[YR=2022] S7 E9 N4 W2 N3 W7$ E7 S3 E13 N51$.

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	990.00	SF	10.00	10.00	100	2022	2022	3	99	9,801	

LAND DESCRIPTION

TOTAL OB/XF 9,801

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 08/30/2022 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS