

TRACT G
LIFT STATION
SANDY POINTE PRESERVE PHASE 1

JEA
225 N PEARL STREET
JACKSONVILLE, FL 32202

2025

29-2N-28-0117-000G-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 100 TOTAL MARKET VALUE 100 SOH/AGL Deduction 0 ASSESSED VALUE 100 TOTAL EXEMPTION VALUE 04 100 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 100 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 100									
DOR CODE		9100 UTILITIES																		PERMIT NUM				DESCRIPTION				AMT		ISSUED	
MAP NUM		04																													
NEIGHBORHOOD/LOC		4087.00																		SALES DATA											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE					OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE															
TOTALS																				BUILDING NOTES											
EXTRA FEATURES										94995 S PALM POINTE DR, FERNANDINA BEACH, FL 32110										BUILDING DIMENSIONS											
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															
LAND DESCRIPTION										TOTAL OB/XF										0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	009100	C	UTILITY	0		RSF-2	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100														
REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 07/30/2025 BY SYS																															