

LOT 10
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

PRATT MICHELLE LEE/GIBBONS JAMES & CYNTHIA ET AL
95055 PALM POINTE DRIVE N
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0010-0000



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 Floor	11	CLAY TILE 60			
Interior Floor	14	CARPET 40			
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	2,773	100	2022	2,773	374,967
FGR	725	55	2022	399	53,953
FOP	112	30	2022	34	4,598
FOP	190	30	2022	57	7,707
TOTALS	3,800			3,263	441,225

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,263	102.9572	135.90	443,442	2022	2022	0	0	0.50	99.50

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SNGL FAM - 100% - 2024

Heated Area: 2773

HX Base Yr 2024

The diagram illustrates a floor plan with three distinct areas labeled in blue: FOP 2022, BAS 2022, and FGR 2022. The overall layout is defined by a series of dimensions: 16, 19, 17, 10, 19, 53, 11, 22, 11, 21, 19, 10, 13, 9, 6, 5, 11, 4, 19, 12, and 59. The FOP 2022 area is a small rectangle at the top. The BAS 2022 area is a large central rectangle. The FGR 2022 area is a smaller rectangle at the bottom right, connected to the BAS 2022 area by a narrow strip.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025

MLU