

LOT 11
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

PRITIKIN-OGILVIE CAROL M/OGILVIE RODNEY S
95061 PALM POINTE DR N
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0011-0000



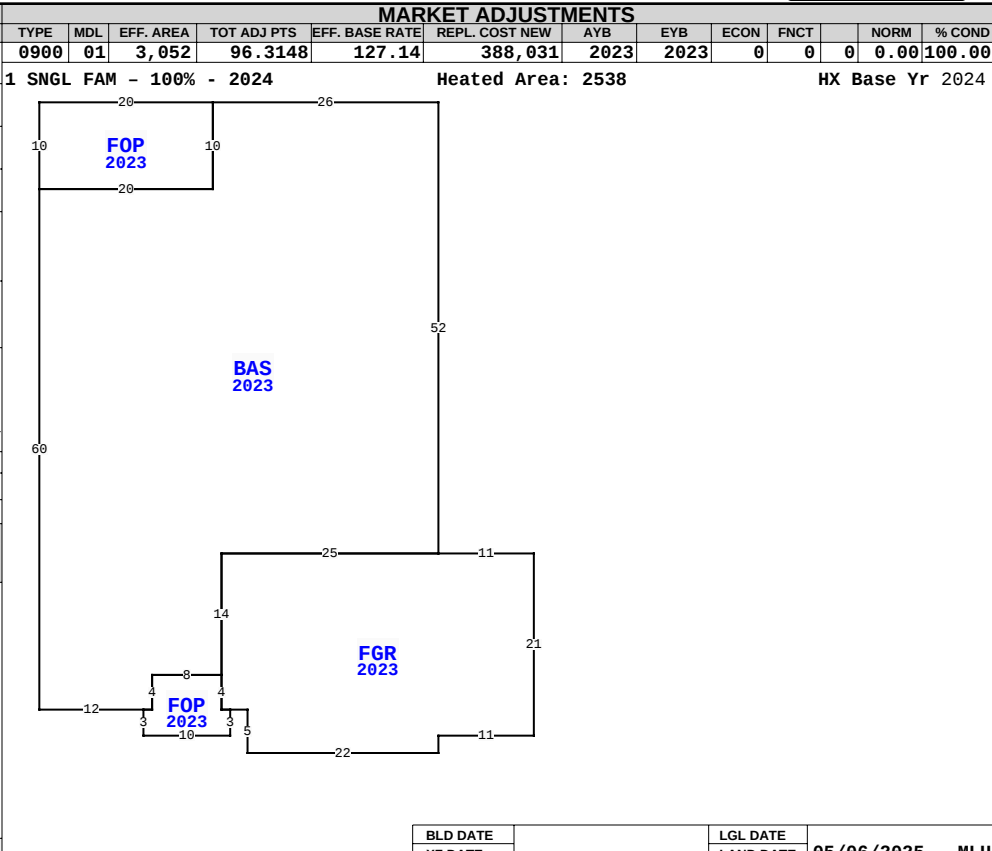
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

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	2023	2,538	322,681
FGR	791	55	2023	435	55,306
FOP	62	30	2023	19	2,416
FOP	200	30	2023	60	7,628
TOTALS	3,591			3,052	388,031

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	820.00	SF	10.00	10.00
2	0855	CONC PAVER	0 100	0	0	48.00	SF	10.00	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



95061 N PALM POINTE DR, FERNANDINA BEACH, FL 32034	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
SOH/AGL Deduction									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			07/01/2023
22011499	NEW CONSTR	414,216	07/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2679/979	11/14/2023	WD	Q	I	01	595,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PRITIKIN-OGILVIE CA						

GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: PRITIKIN-OGILVIE CA									

BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=110,0] W26 S10 W20 S60 E12 E1 N4 E8 N14 E25 N52 \$									
FOP=[YR=2023;ORIG=64,0] E20 S10 W20 N10 \$									
FGR=[YR=2023;ORIG=121,52] W11 W25 S14 S4 E1 E2 S5 E22 N2 E11 N21 \$									
FOP=[YR=2023;ORIG=77,66] E8 S4 E1 S3 W10 N3 E1 N4 \$									