LOT 12
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

PASSARELLI CHERYL ANN REVOCABLE TRUST/PASSARELLI C
95067 PALM POINTE DR N
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0012-0000

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	13	LVT/LAMNT 60
Interior Floo	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

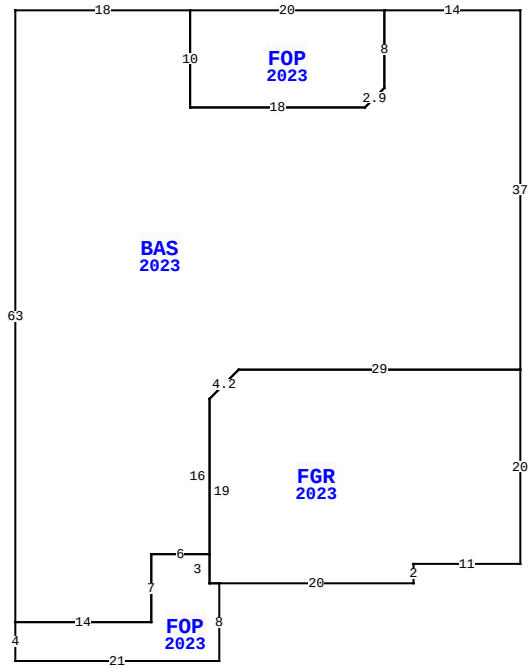
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,209	100	2023	2,209	298,370
FGR	678	55	2023	373	50,381
FOP	130	30	2023	39	5,268
FOP	198	30	2023	59	7,969
TOTALS	3,215			2,680	361,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,680	102.3264	135.07	361,988	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2209 HX Base Yr 2024



95067 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		361,988
TOTAL MARKET OB/XF VALUE		10,910
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		497,898
SOH/AGL Deduction		56,756
ASSESSED VALUE		441,142
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		390,420
TOTAL JUST VALUE		497,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2207977	NEW CONSTR	377,637	05/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2659/954	8/04/2023	SW	Q	I	01	549,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: PASSARELLI CHERYL A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=110,-20] W14 S8 D2L2 W18 N10 W18 S63 E14 N7 E6 N16 U3R3 E29 N37 $
FOP=[YR=2023;ORIG=76,-20] E20 S8 D2L2 W18 N10 $
FGR=[YR=2023;ORIG=78,20] U3R3 E29 S20 W11 S2 W20 W1 N19 $
FOP=[YR=2023;ORIG=58,43] E14 N7 E6 S3 E1 S8 W21 N4 $
.

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	1,064.00	SF	10.00	10.00	100	2023	2023		100	10,640	
2	0855	CONC PAVER	0	100	0	0	27.00	SF	10.00	10.00	100	2023	2023		100	270	

LAND DESCRIPTION

TOTAL OB/XF 10,910

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 05/10/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS