

LOT 16
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

LICWINKO RUDOLPH A & CATHY D
95091 PALM POINTE DRIVE NORTH
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0016-0000



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	PAGE 1 of 1 4																									
Exterior Wall	31	HARDIE BRD 100	0900	01	3,227	96.1400	126.90	409,506	2021	2021	0	0	1.00	99.00	VALUATION BY STANDARD																									
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022													Heated Area: 2540																								
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022																								
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY																							
Interior Floo	13	LVT/LAMMT 50															Tax Group: 4												Tax Dist:											
Interior Floo	14	CARPET 50															BUILDING MARKET VALUE												405,411											
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE												14,549											
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET												125,000											
Bedrooms		3 100															TOTAL MARKET VALUE												544,960											
Bathrooms		2.5 100															SOH/AGL Deduction												113,852											
Frame	02	WOOD FRAME 100															ASSESSED VALUE												431,108											
Stories	1.	1. 100															TOTAL EXEMPTION VALUE												HX HB 50,722											
Units	0	0 100															BASE TAXABLE VALUE												380,386											
Occupancy	00	NONE 100	TOTAL JUST VALUE												544,960																									
			NCON VALUE												0																									
			INCOME VALUE																																					
			PREVIOUS YEAR MKT VALUE												475,556																									
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	2,540	100	2021	2,540	319,103																																			
FGR	791	55	2021	435	54,650																																			
FOP	68	30	2021	20	2,513																																			
FOP	200	30	2021	60	7,538																																			
FOP	572	30	2024	172	21,609																																			
TOTALS			4,171		3,227	405,411																																		
EXTRA FEATURES						95091 N PALM POINTE DR, FERNANDINA BEACH												BLD DATE 05/06/2025 MLU																						
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																								
1	0855	CONC PAVER	0 100	13	3	39.00	SF	10.00	10.00	100	2021	2021	3	99	386																									
2	0855	CONC PAVER	0 100	0	0	822.00	SF	10.00	10.00	100	2021	2021	3	99	8,138																									
3	0476	VF 6 SBPL	0 100	0	0	168.00	LF	32.00	32.00	100	2021	2021	3	96	5,161																									
4	0470	VNYL GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	96	864																									
LAND DESCRIPTION																																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 01/10/2024 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS																																								