LOT 17
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

GAMMON JEFFREY SCOTT JR & AMANDA LEE
95097 PALM POINTE DRIVE N
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0017-0000

BUILDING CHARACTERISTICS

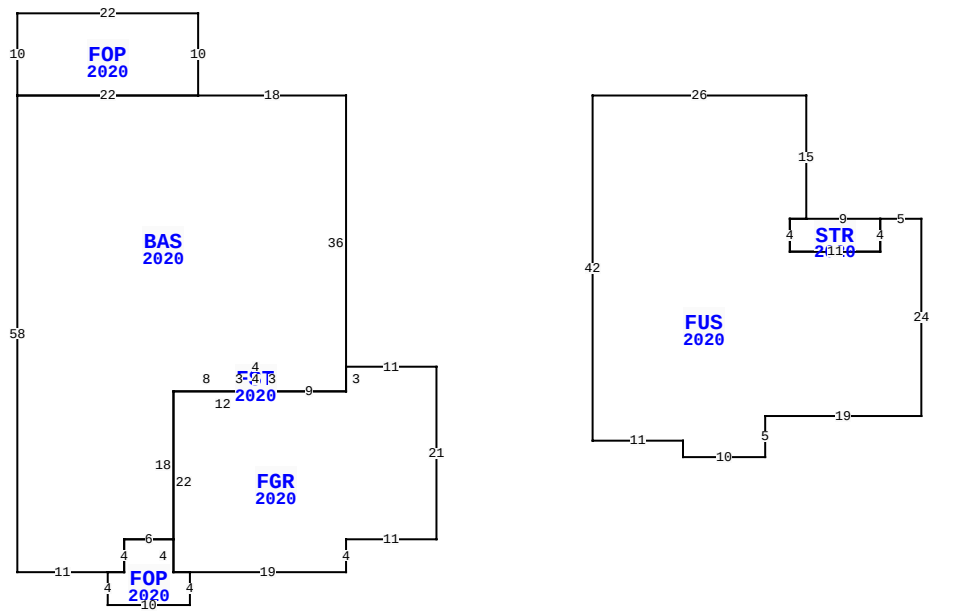
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,822	100	2020	1,822	227,869
FGR	693	55	2020	381	47,650
FOP	64	30	2020	19	2,376
FOP	220	30	2020	66	8,254
FST	12	55	2020	7	876
FUS	1,389	100	2020	1,389	173,716
STR	44	10	2020	4	500
TOTALS	4,244			3,688	461,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,688	96.1875	126.97	468,265	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2022 Heated Area: 3211 HX Base Yr 2022



95097 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		461,241
TOTAL MARKET OB/XF VALUE		92,128
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		678,369
SOH/AGL Deduction		123,766
ASSESSED VALUE		554,603
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		498,881
TOTAL JUST VALUE		678,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		608,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2011307	SCRN ENCLSR	32,954	11/17/2020
B2009763	SWIM POOL	67,150	10/15/2020
C204118	CO ISSUED	0	05/14/2020
B2000839	NEW CONSTR	434,978	01/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2371/1336	6/25/2020	WD	Q	I	01	440,700

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: GAMMON JEFFREY SCOT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W18 FOP=[YR=2020] N10 W22 S10 E22$ W22 S58 E11 FOP=[YR=2020] S4 E10 N4 FGR=[YR=2020] E19 N4 E11 N21 W11 S3 W9 FST=[YR=2020] N3 W4 S3 E4$ W12 S22 E2$ W2 N4 W6 S4 W2$ E2 N4 E6 N18 E8 N3 E4 S3 E9 N36$ PTR= E30 FUS=[YR=2020] E26 S15 STR=[YR=2020] E9 S4 W11 N4 E2$ W2 S4 E11 N4 E5 S24 W19 S5 W10 N2 W11 N42$ W30$.

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	11	3	33.00	SF	10.00	10.00	100	2020	2020	3	98	323	
2	0855	CONC PAVER	0	100	0	0	991.00	SF	10.00	10.00	100	2020	2020	3	98	9,712	
3	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2020	2020	3	95	4,560	
4	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2020	2020	3	95	855	
5	0911	SCRN RM A	0	100	0	0	1,423.00	SF	17.50	17.50	100	2021	2021	3	90	22,412	
6	0861	POOL GUNIT	0	100	0	0	555.00	SF	85.00	85.00	100	2021	2021	3	93	43,873	
7	0855	CONC PAVER	0	100	0	0	868.00	SF	10.00	10.00	100	2021	2021	3	99	8,593	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	90	1,800	

LAND DESCRIPTION

TOTAL OB/XF 92,128

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 11/20/2020 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS