LOT 18
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

RITTER-ELZE CHRISTIANE/ELZE TIMO
95103 PALM POINTE DR N
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0018-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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

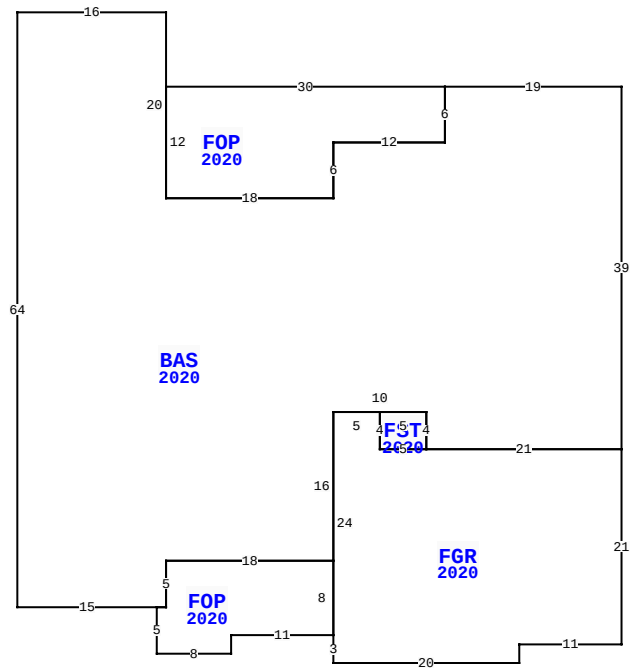
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,823	100	2020	2,823	382,062
FGR	711	55	2020	391	52,917
FOP	163	30	2020	49	6,632
FOP	288	30	2020	86	11,639
FST	20	55	2020	11	1,488
TOTALS	4,005			3,360	454,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,360	104.0934	137.40	461,664	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2023 Heated Area: 2823 HX Base Yr 2023



95103 N PALM POINTE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

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	20	3	60.00	SF	10.00	10.00	100	2020	2020	3	98	588	
2	0855	CONC PAVER	0	100	0	0	852.00	SF	10.00	10.00	100	2020	2020	3	98	8,350	
3	0911	SCRN RM A	0	100	49	29	1,421.00	SF	17.50	17.50	100	2020	2020	3	86	21,386	
4	0861	POOL GUNIT	0	100	0	0	498.00	SF	85.00	85.00	100	2020	2020	3	90	38,097	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	86	1,720	
6	0855	CONC PAVER	0	100	0	0	923.00	SF	10.00	10.00	100	2020	2020	3	98	9,045	
7	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2020	2020	3	95	2,736	
8	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		454,739
TOTAL MARKET OB/XF VALUE		82,207
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		661,946
SOH/AGL Deduction		0
ASSESSED VALUE		661,946
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		611,224
TOTAL JUST VALUE		661,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		720,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B203953	SCRN ENCLSR	13,300	05/26/2020
P203521	SWIM POOL	65,000	05/11/2020
C1908523	CO ISSUED	0	04/06/2020
B1908523	NEW CONSTR	392,563	10/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2578/0284	7/15/2022	WD	Q	I	01	882,000
GRANTOR: POWLES JAMES T & SARA						
GRANTEE: RITTER-ELZE CHRISTI						
2356/0294	4/21/2020	WD	Q	I	01	468,700
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: POWLES JAMES T & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W19 FOP=[YR=2020] W30 S12 E18 N6 E12 N6$ S6 W12 S6 W18 N20 W16 S64 E15 FOP=[YR=2020] S5 E8 N2 E11 FGR=[YR=2020] S3 E20 N2 E11 N21 W21 FST=[YR=2020] N4 W5 S4 E5$ W5 N4 W5 S24$ N8 W18 S5 W1$ E1 N5 E18 N16 E10 S4 E21 N39$.

LAND DESCRIPTION

TOTAL OB/XF 82,207

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 02/17/2021 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS