

LOT 19
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

WORLEY ROBERT & LESLIE
95109 PALM POINTE DR NORTH
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0019-0000



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	3,135	102.6950	135.56	424,981	2019	2019	0	0	2.00	98.00	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2023												Heated Area: 2656														
Roof Cover	03	COMP SHNGL 100	HX Base Yr 2023																										
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 50																											
Interior Floo	14	CARPET 50																											
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	2,656	100	2019	2,656	352,846																								
FGR	724	55	2019	398	52,874																								
FOP	70	30	2019	21	2,790																								
FOP	200	30	2019	60	7,971																								
TOTALS			3,650		3,135	416,481																							
EXTRA FEATURES						95109 N PALM POINTE DR, FERNANDINA BEACH																							
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	27	3	81.00	SF	10.00	10.00	100	2019	2019	3	97	786														
2	0855	CONC PAVER	0 100	0	0	644.00	SF	10.00	10.00	100	2019	2019	3	97	6,247														
3	0861	POOL GUNIT	0 100	23	13	299.00	SF	85.00	85.00	100	2019	2019	3	87	22,111														
4	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2019	2019	3	82	820														
5	0855	CONC PAVER	0 100	0	0	479.00	SF	10.00	10.00	100	2019	2019	3	97	4,646														
6	0911	SCRN RM A	0 100	37	22	814.00	SF	17.50	17.50	100	2019	2019	3	82	11,681														
TOTAL OB/XF 46,291																													
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	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	125,000.00	137,500.00	137,500												
REVIEW DATE 03/07/2019 BY KW Total Acres: 0.00 Total Land Value: 137,500 Market: 0 Agricultural: 0 Common: 137,500 PRINTED 07/30/2025 BY SYS																													