LOT 20
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

WHITNEY SANDRA J & CHARLES W
95066 NORTH PALM POINTE DRIVE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0020-0000

NASSAU COUNTY PROPERTY

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 90
Interior Floo	14	CARPET 10
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

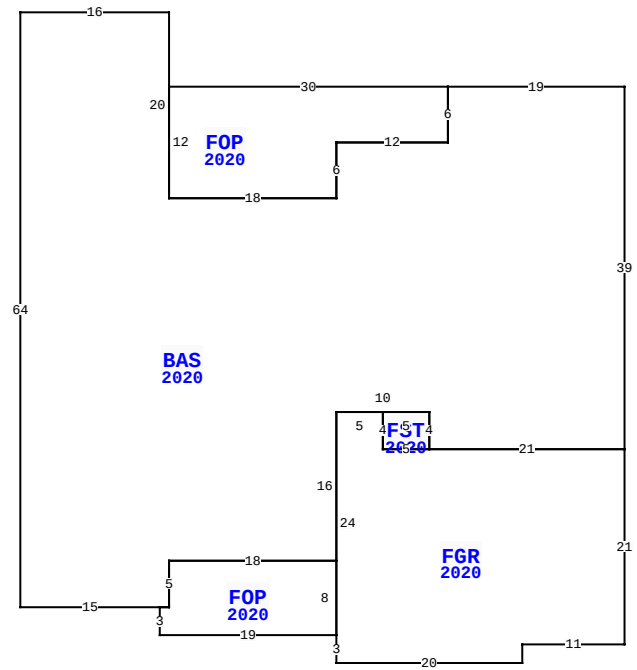
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,823	100	2020	2,823	390,404
FGR	711	55	2020	391	54,073
FOP	147	30	2020	44	6,085
FOP	288	30	2020	86	11,893
FST	20	55	2020	11	1,521
TOTALS	3,989			3,355	463,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,355	106.3658	140.40	471,042	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2024 Heated Area: 2823 HX Base Yr 2024



95066 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	22	3	66.00	SF	10.00	10.00	100	2020	2020	3	98	647	
2	0855	CONC PAVER	0	100	0	0	788.00	SF	10.00	10.00	100	2020	2020	3	98	7,722	
3	0462	ST/AL FNC	0	100	252	0	1,008.00	SF	10.00	10.00	100	2020	2020	3	90	9,072	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	
5	0911	SCRN RM A	0	100	49	28	1,372.00	SF	17.50	17.50	100	2022	2022	3	93	22,329	
6	0866	POOL FIBER	0	100	29	13	377.00	SF	72.00	72.00	100	2022	2022	3	93	25,244	
7	0855	CONC PAVER	0	100	0	0	995.00	SF	10.00	10.00	100	2022	2022	3	99	9,851	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860	
9	0855	CONC PAVER	0	100	0	0	250.00	SF	10.00	10.00	100	2022	2022	3	99	2,475	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		463,976
TOTAL MARKET OB/XF VALUE		79,770
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		668,746
SOH/AGL Deduction		0
ASSESSED VALUE		668,746
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		618,024
TOTAL JUST VALUE		668,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		729,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016531	SWIM POOL	60,000	11/30/2021
21015733	SCRN ENCLSR	18,000	11/15/2021
C1905945	CO ISSUED	0	01/17/2020
B1905945	NEW CONSTR	392,596	07/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2638/1529	5/11/2023	WD	Q	I	02	900,000
GRANTOR: SHAYNE GORDON N & SHE						
GRANTEE: WHITNEY SANDRA J &						
2335/0278	1/27/2020	WD	Q	I	01	439,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SHAYNE GORDON N & S						

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] S3 E19 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 79,770

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	000134	C	RES POND	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 08/03/2022 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS