

LOT 22
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

MAY ELIZABETH C/LIUKSILA CHARLES M
95054 PALM POINTE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0022-0000



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													
Exterior Wall	31	HARDIE BRD 100	0900	01	3,430	97.0140	128.06	439,246	2021	2021	0	0	0	1.00	99.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022														Heated Area: 2901												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2022												
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 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	2,901	100	2021	2,901	367,787																								
FGR	745	55	2021	410	51,980																								
FOP	168	30	2021	50	6,339																								
FOP	204	30	2021	61	7,734																								
FST	15	55	2021	8	1,014																								
TOTALS			4,033		3,430	434,854																							
EXTRA FEATURES																													
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	5	2			10.00	100	2021	2021	3	99	99														
2	0855	CONC PAVER	0	100	0	0			2,047.00	100	2021	2021	3	99	20,265														
TOTAL OB/XF																		20,364											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 07/12/2021 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS																													