

LOT 25
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

DEEB ALISON A/OLSZEWSKI STANLEY JR
95036 PALM POINTE DRIVE NORTH
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0025-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 100			
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	2018	2,656	370,468
FGR	724	55	2018	398	55,515
FOP	70	30	2018	21	2,929
FSP	200	40	2018	80	11,159
TOTALS	3,650			3,155	440,070

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,155	108.3760	143.06	451,354	2018	2018	0	0	2.50	97.50

1 SNGL FAM - 100% - 2024

Heated Area: 2656

HX Base Yr 2024

The diagram illustrates a floor plan with three main areas: FSP 2018 (top), BAS 2018 (center), and FOP 2018 (bottom right). Dimensions are provided for various segments and the total area.

- FSP 2018:** A rectangular area at the top with a width of 20 and a height of 10. It is connected to the main structure by a vertical line of length 16 and a horizontal line of length 20.
- BAS 2018:** A large central rectangular area with a width of 50 and a height of 58.
- FOP 2018:** A small rectangular area at the bottom right with a width of 7 and a height of 4. It is connected to the main structure by a vertical line of length 13 and a horizontal line of length 10.

Other dimensions shown include 10, 20, 16, 50, 58, 10, 21, 22, 10, 24, 9, 4, 6, 10, 21, and 10.

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