LOT 26
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

KIRSHNER LAWRENCE S & DONNA M
95030 PALM POINTE DRIVE N
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0026-0000

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 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

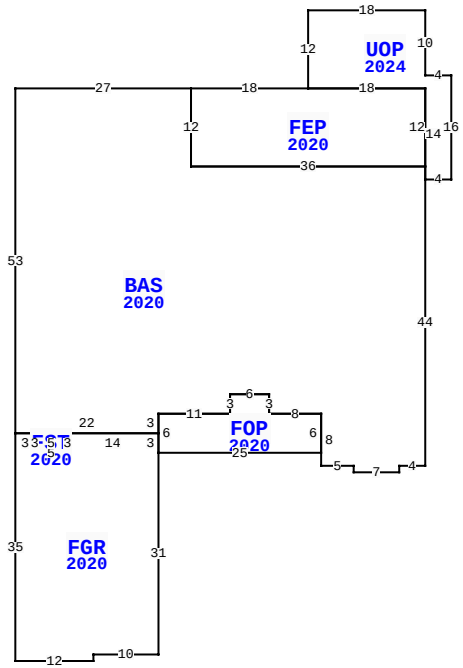
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,901	100	2020	2,901	375,702
FEP	432	80	2020	346	44,810
FGR	745	55	2020	410	53,098
FOP	168	30	2020	50	6,475
FST	15	55	2020	8	1,036
UOP	280	20	2024	56	7,253
TOTALS	4,541			3,771	488,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,771	99.6075	131.48	495,811	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2901 HX Base Yr 2021



95030 N PALM POINTE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		488,374
TOTAL MARKET OB/XF VALUE		15,749
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		629,123
SOH/AGL Deduction		270,744
ASSESSED VALUE		358,379
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		302,657
TOTAL JUST VALUE		629,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		555,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005834	ADDITION	9,563	08/01/2020
C1908460	CO ISSUED	0	04/17/2020
B1908460	NEW CONSTR	408,653	10/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2363/0546	5/21/2020	WD	Q	I	01	447,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: KIRSHNER LAWRENCE S

BUILDING NOTES

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	0	0	1,291.00	SF	10.00	10.00	100	2020	2020	3	98	12,652	
2	0855	CONC PAVER	0	100	0	0	316.00	SF	10.00	10.00	100	2020	2020	3	98	3,097	

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=-36,0] W27 S53 E22 N3 E11 N3 E6 S3 E8 S8 E5 S1 E7 N1 E4 N44 N2 W36 N12 $
FGR=[YR=2020;ORIG=-63,53] S35 E12 N1 E10 N31 N3 W14 S3 W5 N3 W3 $
FEP=[YR=2020;ORIG=0,0] W18 W18 S12 E36 N12 $
FOP=[YR=2020;ORIG=-41,56] E25 N6 W8 N3 W6 S3 W11 S6 $
FST=[YR=2020;ORIG=-55,53] S3 W5 N3 E5 $
UOP=[YR=2024;ORIG=-18,0] E18 S14 E4 N16 W4 N10 W18 S12 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,749

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 03/06/2024 BY NWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS