LOT 28
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

ANDERSON FREDERIC S II & MAUREEN A
95018 PALM POINTE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0028-0000

BUILDING CHARACTERISTICS

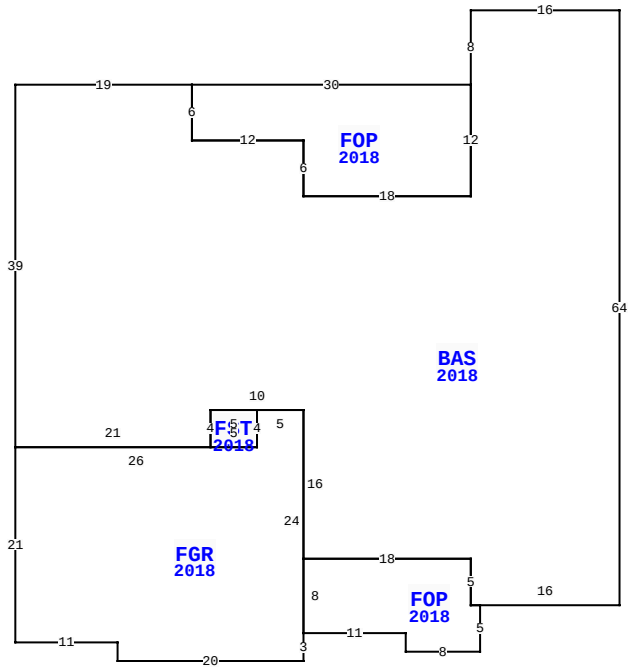
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,823	100	2018	2,823	372,788
FGR	711	55	2018	391	51,633
FOP	163	30	2018	49	6,471
FOP	288	30	2018	86	11,357
FST	20	55	2018	11	1,453
TOTALS	4,005			3,360	443,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,360	102.6076	135.44	455,078	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2021 Heated Area: 2823 HX Base Yr 2021



95018 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		443,701
TOTAL MARKET OB/XF VALUE		8,527
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		577,228
SOH/AGL Deduction		318,122
ASSESSED VALUE		259,106
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		208,384
TOTAL JUST VALUE		577,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		630,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1804814	CO ISSUED	0	08/29/2018
B1804814	SEDA	379,688	05/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2369/1835	6/19/2020	WD	Q	I	01	469,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: ANDERSON FREDERIC S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 S8 FOP=[YR=2018] W30 S6 E12 S6 E18 N12$ S12 W18 N6 W12 N6 W19 S39 FGR=[YR=2018] S21 E11 S2 E20 N3 FOP=[YR=2018] E11 S2 E8 N5 W1 N5 W18 S8$ N24 W5 FST=[YR=2018] W5 S4 E5 N4$ S4 W26$ E21 N4 E10 S16 E18 S5 E16N64$.

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	21	4	84.00	SF	10.00	10.00	100	2018	2018	3	97	815	
2	0855	CONC PAVER	0	100	0	0	795.00	SF	10.00	10.00	100	2018	2018	3	97	7,712	

LAND DESCRIPTION

TOTAL OB/XF 8,527

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 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