

LOT 30
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

STEINBERG EUGENE M & ROBERTA L
95006 PALM POINTE DRIVE N
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0030-0000



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	2,794	100	2020	2,794	369,881
FGR	704	55	2020	387	51,233
FOP	63	30	2020	19	2,516
FSP	190	40	2022	76	10,061
TOTALS	3,751			3,276	433,690

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	896.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,276	101.8210	134.40	440,294	2020	2020	0	0
1 SNGL FAM - 100% - 2023 Heated Area: 2794 HX Base Yr 2023									
95006 N PALM POINTE DR, FERNANDINA BEACH									
BLD DATE 05/06/2025 MLU									

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	0	0	896.00	SF	10.00	10.00	100	2020	2020	3	98	8,781	

TOTAL OB/XF										8,781						
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
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

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 4			Tax Dist:			
BUILDING MARKET VALUE						433,690
TOTAL MARKET OB/XF VALUE						8,781
TOTAL LAND VALUE - MARKET						125,000
TOTAL MARKET VALUE						567,471
SOH/AGL Deduction						81,400
ASSESSED VALUE						486,071
TOTAL EXEMPTION VALUE			HX HB			50,722
BASE TAXABLE VALUE						435,349
TOTAL JUST VALUE						567,471
NCON VALUE						0
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						618,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1908460	CO ISSUED	0	03/31/2020
B1908460	NEW CONSTR	380,112	10/01/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2572/1281	6/23/2022	WD	Q	I	01	718,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: STEINBERG EUGENE M

BUILDING DIMENSIONS									
BAS=[YR=2020] W16 FSP=[YR=2022] W19 S10 E19 N10 \$ S10 W19 N10 W17 S52 FGR=[YR=2020] W11 S22 E11 S2 E21 N22 W21 N2\$ S2 E21 S8 E10 FOP=[YR=2020] S3 E9 N6 W2 N2 W6 S5 W1 \$ E1 N5 E6 S2 E14 N59 \$.									

BUILDING NOTES									