

LOT 31
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

D'ELIA GREGORY S & ROSANNA
95110 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0031-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 100			
Interior Ceiling	NEW	N/A 0			
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			
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	2,922	100	2025	2,922	370,802
FGR	816	55	2025	449	56,978
FOP	130	30	2025	39	4,949
FSP	204	40	2025	82	10,406
TOTALS	4,072			3,492	443,135

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,492	96.1400	126.90	443,135	2024	2024	0	0	0.00	100.00

1 SNGL FAM - 100% - 2025

Heated Area: 2922

HX Base Yr 2025

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/06/2025

MLU