LOT 33
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

**BALCHANDANI KIMBERLY HELENE & MOHIT GOPICHAND**
95122 SANDY POINTE DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**29-2N-28-0117-0033-0000**

## BUILDING CHARACTERISTICS

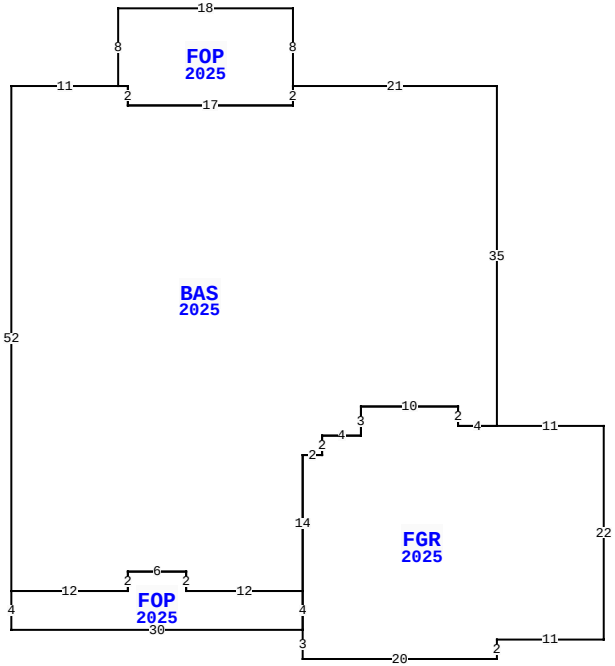
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 100 |
| Interior Kitch | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 2,204 | 100 | 2025 | 2,204 | 289,209 |
| FGR | 732 | 55 | 2025 | 403 | 52,882 |
| FOP | 132 | 30 | 2025 | 40 | 5,249 |
| FOP | 178 | 30 | 2025 | 53 | 6,955 |
| TOTALS | 3,246 | | | 2,700 | 354,294 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,700 | 99.4080 | 131.22 | 354,294 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

1 SNGL FAM – 100% - 2025 Heated Area: 2204 HX Base Yr 2025




95122 SANDY 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 | | 354,294 |
| TOTAL MARKET OB/XF VALUE | | 16,460 |
| TOTAL LAND VALUE - MARKET | | 125,000 |
| TOTAL MARKET VALUE | | 495,754 |
| SOH/AGL Deduction | | 48,662 |
| ASSESSED VALUE | | 447,092 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 396,370 |
| TOTAL JUST VALUE | | 495,754 |
| NCON VALUE | | 370,754 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 75,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO240005041 | NSFR (T) 3203 (H) | 423,257 | 04/29/2024 |
| B230013659 | SFR H2228 G712 | 423,257 | 10/24/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2713/1787 | 5/23/2024 | WD | Q | I | 01 | 582,300 |

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: BALCHANDANI KIMBERL

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E11 E1 S2 E17 N2 E21 S35 W4 N2 W10 S3 W4 S2 W2 S14 W12 N2 W6 S2 W12 N52 $
FOP=[YR=2025;ORIG=21,10] E1 S2 E17 N2 N8 W18 S8 $
FGR=[YR=2025;ORIG=42,48] N2 E4 N3 E10 S2 E4 E11 S22 W11 S2 W20 N3 N4 N14 E2 $
FOP=[YR=2025;ORIG=40,62] W12 N2 W6 S2 W12 S4 E30 N4 $
.

## 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 | 866.00 | SF | 10.00 | 10.00 | 100 | 2025 | 2024 | | 100 | 8,660 | |
| 2 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 720.00 | SF | 10.00 | 10.00 | 100 | 2025 | 2024 | | 100 | 7,200 | |
| 3 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2025 | 2024 | | 100 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,460

| 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 08/13/2024 BY TWWW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS