

LOT 34
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

SPAIN LARRY PHILLIP
95128 SANDY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0034-0000



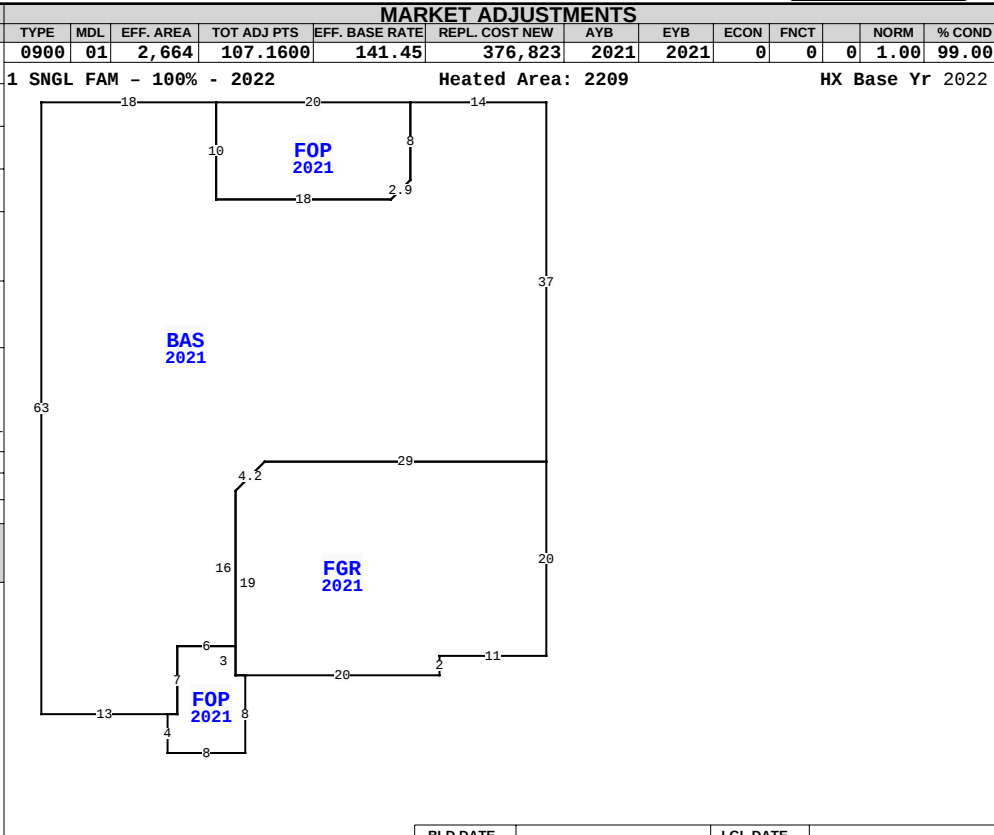
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,209	100	2021	2,209	309,338
FGR	678	55	2021	373	52,233
FOP	78	30	2021	23	3,220
FOP	198	30	2021	59	8,263

TOTALS	3,163			2,664	373,055
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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	1,067.00	SF	10.00	10.00



95128 SANDY POINTE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1,067.00	SF	10.00	10.00	100	2021	2021	3	99	10,563	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 4					Tax Dist:					BUILDING MARKET VALUE				
															373,055				
															TOTAL MARKET OB/XF VALUE				
															10,563				
															TOTAL LAND VALUE - MARKET				
															125,000				
															TOTAL MARKET VALUE				
															508,618				
															SOH/AGL Deduction				
															109,923				
															ASSESSED VALUE				
															398,695				
															TOTAL EXEMPTION VALUE				
															50,722				
															BASE TAXABLE VALUE				
															347,973				
															TOTAL JUST VALUE				
															508,618				
															NCON VALUE				
															0				
															INCOME VALUE				
															PREVIOUS YEAR MKT VALUE				
															440,622				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2103564	CO ISSUED	0	09/28/2021
B2103564	NEW CONSTR	329,972	03/24/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2507/1825	10/22/2021	WD	Q	I	01	431,300	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: SPAIN LARRY PHILLIP							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W14 FOP=[YR=2021] W20 S10 E18 U2 R2 N8\$ S8 D2 L2 W18 N10 W18 S63 E13 FOP=[YR=2021] S4 E8 N8 FGR=[YR=2021] E20 N2 E11 N20 W29 L3 D3 S19 E1\$ W1 N3 W6 S7 W1\$ E1 N7 E6 N16 U3 R3 E29 N37\$.									