LOT 35
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

LIARD SCOTT R & KAREN D
95134 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

**2025**

**29-2N-28-0117-0035-0000**

## 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 100 |
| 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 |

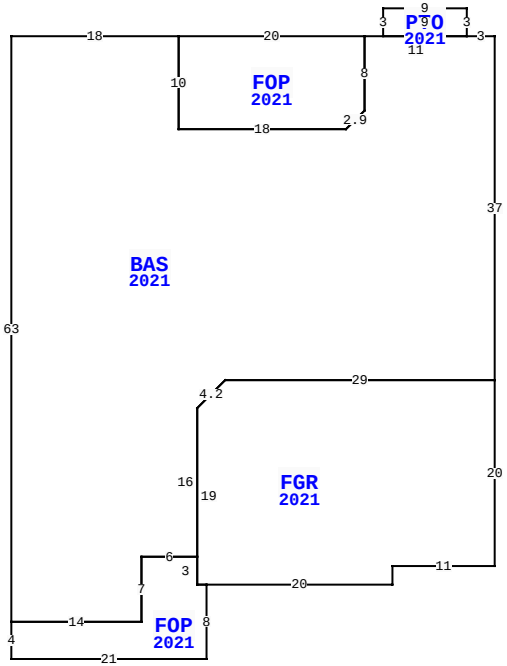
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,209 | 100 | 2021 | 2,209 | 326,462 |
| FGR | 678 | 55 | 2021 | 373 | 55,124 |
| FOP | 130 | 30 | 2021 | 39 | 5,764 |
| FOP | 198 | 30 | 2021 | 59 | 8,720 |
| PTO | 27 | 5 | 2021 | 1 | 148 |
| TOTALS | 3,242 | | | 2,681 | 396,218 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,681 | 113.0880 | 149.28 | 400,220 | 2021 | 2021 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SNGL FAM – 100% - 2024 Heated Area: 2209 HX Base Yr 2024




95134 SANDY 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 | | 396,218 |
| TOTAL MARKET OB/XF VALUE | | 28,535 |
| TOTAL LAND VALUE - MARKET | | 125,000 |
| TOTAL MARKET VALUE | | 549,753 |
| SOH/AGL Deduction | | 54,788 |
| ASSESSED VALUE | | 494,965 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,722 |
| BASE TAXABLE VALUE | | 439,243 |
| TOTAL JUST VALUE | | 549,753 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 481,016 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B230005581 | SCRN ENCL 378SF | 16,118 | 04/28/2023 |
| 23003945 | SWIM POOL | 75,000 | 03/24/2023 |
| C2103001 | CO ISSUED | 0 | 09/09/2021 |
| B2103001 | NEW CONSTR | 313,915 | 03/12/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2504/0879 | 10/12/2021 | WD | Q | I | 02 | 440,900 |

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: LIARD SCOTT R & KAR

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W3 PTO=[YR=2021] N3 W9 S3 E9 $ W11 FOP=[YR=2021] W20 S10 E18 U2 R2 N8$ S8 D2 L2 W18 N10 W18 S63 FOP=[YR=2021] S4 E21 N8 FGR=[YR=2021] E20 N2 E11 N20 W29 D3 L3 S19 E1$ W1 N3 W6 S7 W14$ E14 N7 E6 N16 U3 R3 E29 N37$.

## 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 | 1,049.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 10,385 | |
| 2 | 0912 | SCRN RM G | 1 | 100 | 0 | 0 | 378.00 | SF | 20.00 | 20.00 | 100 | 2023 | 2023 | | 97 | 7,333 | |
| 3 | 0861 | POOL GUNIT | 1 | 100 | 0 | 0 | 96.00 | SF | 85.00 | 85.00 | 100 | 2023 | 2023 | | 98 | 7,997 | |
| 4 | 0855 | CONC PAVER | 1 | 100 | 0 | 0 | 282.00 | SF | 10.00 | 10.00 | 100 | 2023 | 2023 | | 100 | 2,820 | |

## LAND DESCRIPTION

TOTAL OB/XF 28,535

| 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 12/07/2021 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS