LOT 36
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

HELMES FRANCIS G & PHYLLIS S
95140 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

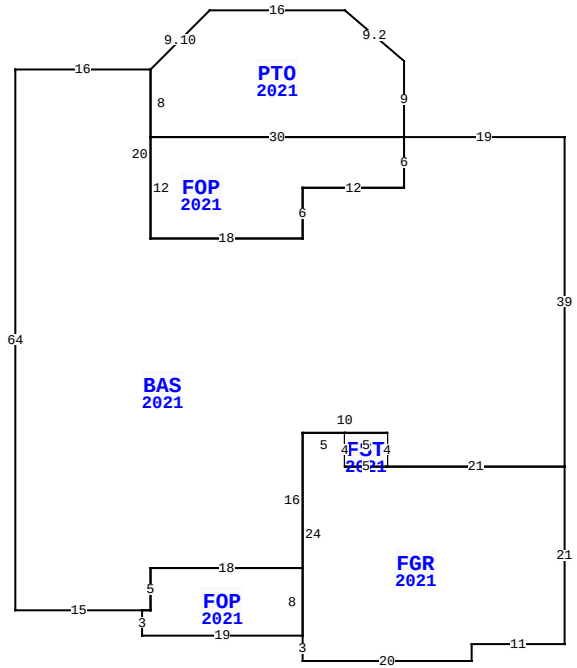
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,823	100	2021	2,823	359,184
FGR	711	55	2021	391	49,748
FOP	147	30	2021	44	5,598
FOP	288	30	2021	86	10,942
FST	20	55	2021	11	1,400
PTO	405	5	2021	20	2,544
TOTALS	4,394			3,375	429,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,375	97.3636	128.52	433,755	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2823 HX Base Yr 2022



95140 SANDY POINTE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		429,417
TOTAL MARKET OB/XF VALUE		9,078
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		563,495
SOH/AGL Deduction		341,915
ASSESSED VALUE		221,580
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		170,858
TOTAL JUST VALUE		563,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2100050	CO ISSUED	0	05/28/2021
B2100050	NEW CONSTR	393,288	01/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2470/0278	6/10/2021	WD	Q	I	02	448,200

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: HELMES FRANCIS G &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W19 PTO=[YR=2021] N9 U6 L7 W16 D7 L7 S8 E30$ FOP=[YR=2021] W30 S12 E18 N6 E12 N6 $ S6 W12 S6 W18 N20 W16 S64 E15 FOP=[YR=2021] S3 E19 FGR=[YR=2021] S3 E20 N2 E11 N21 W21 FST=[YR=2021] N4 W5 S4 E5$ W5 N4 W5 S24$ N8 W18 S5 W1$ E1 N5 E18 N16 E10 S4 E21 N39$.

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	917.00	SF	10.00	10.00	100	2021	2021	3	99	9,078	

LAND DESCRIPTION

TOTAL OB/XF 9,078

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 07/22/2021 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS