LOT 39
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

VENOHR BERNEY A L/E/O'CONNOR NANCY A L/E
95158 SANDY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0039-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

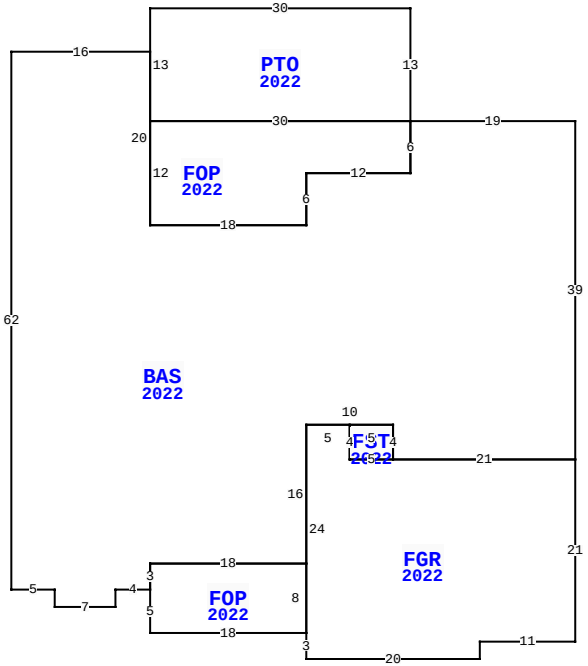
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,805	100	2022	2,805	375,107
FGR	711	55	2022	391	52,287
FOP	144	30	2022	43	5,750
FOP	288	30	2022	86	11,500
FST	20	55	2022	11	1,471
PTO	390	5	2022	20	2,675
TOTALS	4,358			3,356	448,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,356	101.8210	134.40	451,046	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2805 HX Base Yr 2023



95158 SANDY POINTE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		448,791
TOTAL MARKET OB/XF VALUE		14,165
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		587,956
SOH/AGL Deduction		205,639
ASSESSED VALUE		382,317
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		331,595
TOTAL JUST VALUE		587,956
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230007562	SCRN ENCL 352 SF	11,700	06/13/2023
C2108873	CO ISSUED	0	07/01/2022
B2108873	NEW CONSTR	415,447	07/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2718/1280	6/13/2024	LE	U	I	11	100
GRANTOR: VENOHR BERNEY A						
GRANTEE: SAVARESE DANA MARIE						
2576/1609	7/11/2022	WD	Q	I	01	694,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: VENOHR BERNEY A & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W19 PTO=[YR=2022] N13 W30 S13 E30$
FOP=[YR=2022] W30 S12 E18 N6 E12 N6$ S6 W12 S6 W18 N20 W16
S62 E5 S2 E7 N2 E4 FOP=[YR=2022] S5 E18 FGR=[YR=2022] S3
E20 N2 E11 N21 W21 FST=[YR=2022] N4 W5 S4 E5$ W5 N4 W5 S24$
N8 W18 S3$ N3 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	741.00	SF	10.00	10.00	100	2022	2022	3	99	7,336	
2	0912	SCRN RM G	1	100	0	0	352.00	SF	20.00	20.00	100	2023	2023		97	6,829	

LAND DESCRIPTION

TOTAL OB/XF 14,165

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	000100	C	RES	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 07/28/2022 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS