LOT 40
SANDY POINTE PRESERVE PHASE 2
REPLAT OR 2471/470

MCELROY LARRY & MARY ANN
95164 SANDY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0040-0000

BUILDING CHARACTERISTICS

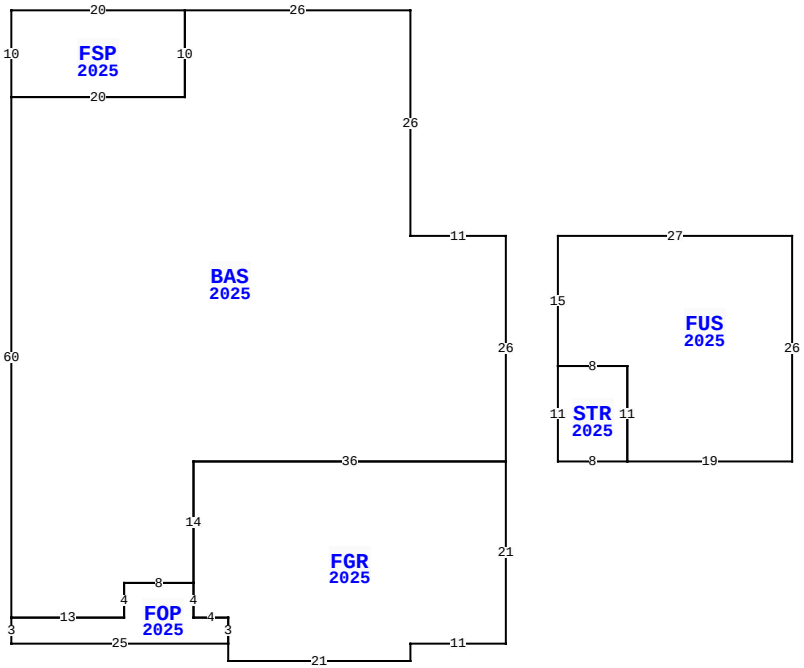
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,824	100	2025	2,824	348,679
FGR	786	55	2025	432	53,339
FOP	107	30	2025	32	3,951
FSP	200	40	2025	80	9,878
FUS	614	100	2025	614	75,811
STR	88	10	2025	9	1,111
TOTALS	4,619			3,991	492,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,991	93.5370	123.47	492,769	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 3438 HX Base Yr 2025



95164 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		492,769
TOTAL MARKET OB/XF VALUE		15,290
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		633,059
SOH/AGL Deduction		0
ASSESSED VALUE		633,059
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		582,337
TOTAL JUST VALUE		633,059
NCON VALUE		508,059
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004062	NSFR	628,837	04/10/2024
B230012835	SFR H3441 G779	628,837	10/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2711/901	5/10/2024	WD	Q	I	02	676,200

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MCELROY LARRY & MAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,20] N10 E26 S26 E11 S26 W36 S14 W8 S4 W13 N60 E20 $
FGR=[YR=2025;ORIG=31,62] E36 S21 W11 S2 W21 N2 N3 W4 N4 N14 $
FSP=[YR=2025;ORIG=30,20] W20 N10 E20 S10 $
FOP=[YR=2025;ORIG=35,80] W4 N4 W8 S4 W13 S3 E25 N3 $
FUS=[YR=2025;ORIG=81,51] S11 E19 N26 W27 S15 E8 $
STR=[YR=2025;ORIG=81,51] W8 S11 E8 N11 $
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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	605.00	SF	10.00	10.00	100	2025	2024		100	6,050	
2	0462	ST/AL FNC	0	100	0	0	864.00	SF	10.00	10.00	100	2025	2024		100	8,640	
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 15,290

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 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