

LOT 41
SANDY POINTE PRESERVE PHASE 2
REPLAT OR 2471/470

MANNINO JOSEPH & DEBORAH V
95170 SANDY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0041-0000



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	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,203	100	2022	2,203	290,789
FGR	718	55	2022	395	52,139
FOP	88	30	2022	26	3,432
FSP	186	40	2022	74	9,768
FST	15	55	2022	8	1,056
TOTALS	3,210			2,706	357,183

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	923.00	SF	10.00	10.00
2	0855	CONC PAVER	0	100	0	66.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,706	100.5024	132.66	358,978	2022	2022	0	0
1 SNGL FAM - 100% - 2025									
Heated Area: 2203									
HX Base Yr 2025									
95170 SANDY POINTE DR, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
05/06/2025 MLU									

TOTAL OB/XF									
9,791									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY									
STANDARD									
Tax Group: 4									
Tax Dist:									
BUILDING MARKET VALUE									
357,183									
TOTAL MARKET OB/XF VALUE									
9,791									
TOTAL LAND VALUE - MARKET									
125,000									
TOTAL MARKET VALUE									
491,974									
SOH/AGL Deduction									
387,430									
ASSESSED VALUE									
104,544									
TOTAL EXEMPTION VALUE									
HX HB									
50,722									
BASE TAXABLE VALUE									
53,822									
TOTAL JUST VALUE									
491,974									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
424,845									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001624	CO ISSUED	0	11/01/2022
B2205411	NEW CONSTR	379,789	04/07/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2736/526	9/06/2024	WD	Q	I	02	638,000	
GRANTOR: SHERRY RICHARD J &							
GRANTEE: MANNINO JOSEPH & DE							
2605/1990	12/02/2022	WD	Q	I	01	563,400	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: SHERRY RICHARD J &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W20 FSP=[YR=2022] N8 W19 S8 E1 S2 E17 N2 E1\$ W1 S2 W17 N2 W12 S52 E11 FOP=[YR=2022] S4 E19 FGR=[YR=2022] S3 E20 N2 E11 N22 W11 N3 W4 S1 FST=[YR=2022] W5 S3 E5 N3\$ S3 W16 S20\$ N4 W12 N2 W6 S2 W1 \$ E1 N2 E6 S2 E12 N16 E11 N3 E5 N1 E4 N32\$.									