LOT 43
SANDY POINTE PRESERVE PHASE 2
REPLAT OR 2471/470

JACKSON PHILLIP F
95182 SANDY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0043-0000

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 60
Interior Floo	14	CARPET 40
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
Quality	02	Quality Level 02

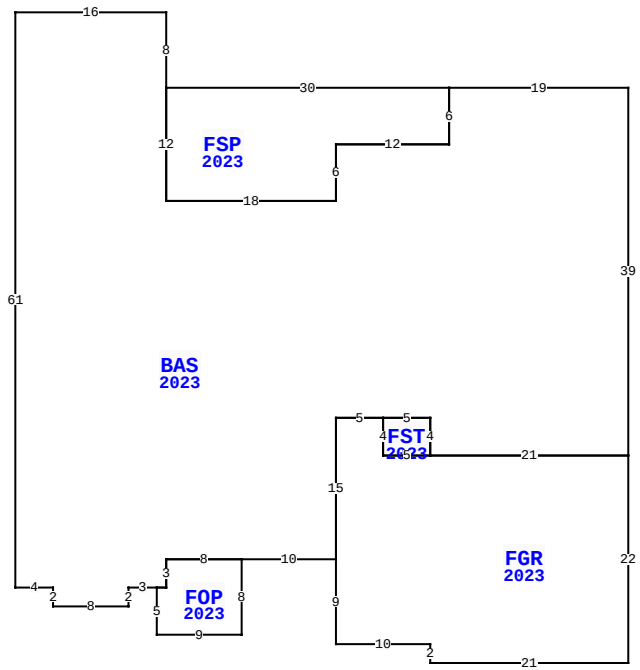
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,773	100	2023	2,773	376,851
FGR	682	55	2023	375	50,963
FOP	69	30	2023	21	2,854
FSP	288	40	2023	115	15,629
FST	20	55	2023	11	1,495
TOTALS	3,832			3,295	447,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,295	102.9572	135.90	447,790	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2773 HX Base Yr 2024



95182 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		447,790
TOTAL MARKET OB/XF VALUE		9,980
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		582,770
SOH/AGL Deduction		118,611
ASSESSED VALUE		464,159
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		413,437
TOTAL JUST VALUE		582,770
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2208865	NEW CONSTR	458,420	06/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2628/1832	3/31/2023	WD	Q	I	01	635,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: JACKSON PHILLIP F

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=120,-10] W19 S6 W12 S6 W18 N12 N8 W16 S61 E4 S2 E8 N2 E3 E1 N3 E8 E10 N15 E5 E5 S4 E21 N39 $
FGR=[YR=2023;ORIG=89,25] E5 S4 E5 E21 S22 W21 N2 W10 N9 N15 $
FSP=[YR=2023;ORIG=71,-10] E30 S6 W12 S6 W18 N12 $
FOP=[YR=2023;ORIG=79,40] W8 S3 W1 S5 E9 N8 $
FST=[YR=2023;ORIG=94,25] E5 S4 W5 N4 $
.

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	998.00	SF	10.00	10.00	100	2023	2023		100	9,980	

LAND DESCRIPTION

TOTAL OB/XF 9,980

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 05/09/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS