

STARNES JAMES RAY & CHRISTY TURNER
95194 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

29-2N-28-0117-0045-0000



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

0900

01

3,263

97.8880

129.21

421,612

2021

2021

0

0

1.00

99.00

03

COMP SHNGL 100

05

DRYWALL 100

13

LVT/LAMNT 100

04

CENTRAL 100

03

AIR DUCTED 100

4

100

02

WOOD FRAME 100

1.

1. 100

0

100

00

NONE 100

02

Quality Level 02

0100

SINGLE FAMILY

MKT AREA

04

4087.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,773

100

2021

2,773

354,716

FGR

725

55

2021

399

51,039

FOP

112

30

2021

34

4,349

FOP

190

30

2021

57

7,291

TOTALS

3,800

3,263

417,396

EXTRA FEATURES

L N

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

29

3

87.00

SF

10.00

10.00

100

2021

2021

3

99

861

2

0855

CONC PAVER

0

100

0

0

820.00

SF

10.00

10.00

100

2021

2021

3

99

8,118

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

07/22/2021

BY

KW

Total Acres:

0.00

Total Land Value:

125,000

Market:

0

Agricultural:

0

Common:

125,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

3,263

97.8880

129.21

421,612

2021

2021

0

0

1.00

99.00

1 SNGL FAM - 100% - 2023

Heated Area: 2773

HX Base Yr

16

19

17

10

FOP

2021

19

59

BAS

2021

53

12

6

5

9

13

21

11

7

FOP

2021

19

4

FGR

2021

10

21

11

22

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/06/2025

MLU

95194 SANDY POINTE DR, FERNANDINA BEACH

BUILDING NOTES

BAS=[YR=2021] W17 FOP=[YR=2021] W19 S10 E 19 N10\$ S10 W19 N10 W16 S59 E12 FOP=[YR=2021] S7 E19 FGR=[YR=2021] S10 E21 N2 E11 N22 W11 S1 W21 S13\$ N4 W11 N5 W6 S2 W2\$ E2 N2 E6 S5 E11 N9 E21 N53\$.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

417,396

TOTAL MARKET OB/XF VALUE

8,979

TOTAL LAND VALUE - MARKET

125,000

TOTAL MARKET VALUE

551,375

SOH/AGL Deduction

60,272

ASSESSED VALUE

491,103

TOTAL EXEMPTION VALUE

13

491,103

BASE TAXABLE VALUE

0

TOTAL JUST VALUE

551,375

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

481,244

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2610/0557

12/23/2022

QC

U

I

11

100

GRANTOR: STARNES CHRISTY TURNER

GRANTEE: STARNES JAMES RAY &

2477/0178

7/02/2021

WD

Q

I

02

455,400

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: TURNER CHRISTY