

LOT 48
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

BLACK KAREN
95212 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0048-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,209	100	2021	2,209	294,861
FGR	678	55	2021	373	49,789
FOP	78	30	2021	23	3,070
FOP	198	30	2021	59	7,875
PTO	468	5	2021	23	3,070
TOTALS	3,631			2,687	358,665

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	0	861.00	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

REVIEW DATE 12/07/2021 BY DJ

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,687	102.1440	134.83	362,288	2021	2021	0	0
1 SNGL FAM - 100% - 2022 Heated Area: 2209 HX Base Yr 2022									
BLD DATE 05/06/2025 MLU									

TOTAL OB/XF									
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1	0855	CONC PAVER	0 100	0	0	861.00	SF	10.00	10.00

TOTAL OB/XF									
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1	0855	CONC PAVER	0 100	0	0	861.00	SF	10.00	10.00

Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		358,665	
TOTAL MARKET OB/XF VALUE		8,524	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		492,189	
SOH/AGL Deduction		350,444	
ASSESSED VALUE		141,745	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		91,023	
TOTAL JUST VALUE		492,189	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		424,885	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2102301	CO ISSUED	0	08/06/2021
B2102301	NEW CONSTR	312,720	02/26/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2492/0475	8/26/2021	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: BLACK KAREN					

BUILDING NOTES					
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BUILDING DIMENSIONS
PTO=[YR=2021] W52 S9 BAS=[YR=2021] S63 E13 FOP=[YR=2021] S4 E8 N8 FGR=[YR=2021] E20 N2 E11 N20 W29 D3 L3 S19 E1\$ W1 N3 W6 S7 W1\$ E1 N7 E6 N16 U3 R3 E29 N37 W14 FOP=[YR=2021] W20 S10 E18 U2 R2 N8\$ S8 D2 L2 W18 N10 W18\$ E52 N9\$.

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	861.00	SF	10.00	10.00

Common: 125,000 PRINTED 07/30/2025 BY SYS