

LOT 49
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

SH & DH LIVING TRUST/HAGEN DREW THOMAS TRUSTEE
95218 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0049-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

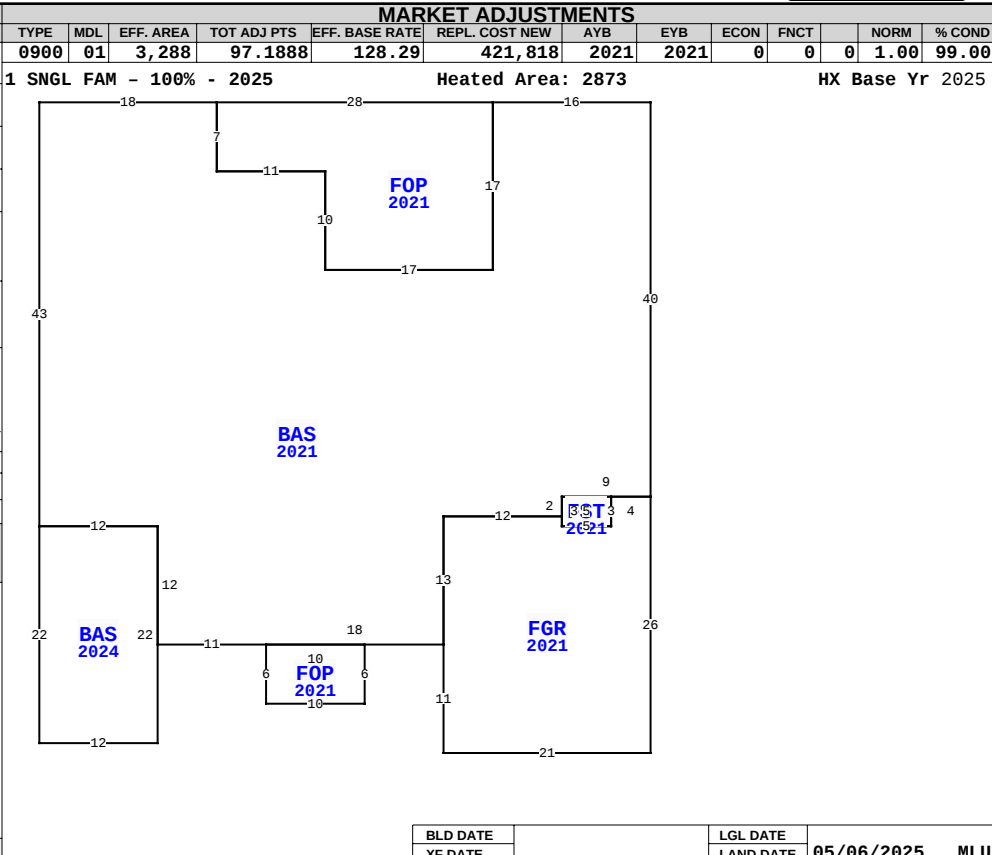
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4087.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,609	100	2021	2,609	331,362
BAS	264	100	2024	264	33,530
FGR	507	55	2021	279	35,435
FOP	60	30	2021	18	2,286
FOP	366	30	2021	110	13,971
FST	15	55	2021	8	1,016

TOTALS	3,821			3,288	417,600
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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	681.00	SF	10.00	10.00
2	0911	SCRN RM A	0 100	0	0	1,860.00	SF	17.50	17.50
3	0861	POOL GUNIT	0 100	0	0	457.00	SF	85.00	85.00
4	0855	CONC PAVER	0 100	0	0	1,403.00	SF	10.00	10.00
5	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00
6	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00
7	0476	VF 6 SBPL	0 100	0	0	150.00	LF	32.00	32.00
8	0470	VNYL GATE	0 100	0	0	3.00	UT	300.00	300.00

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



TOTAL OB/XF									
100,137									

TOTAL OB/XF									
100,137									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		417,600	
TOTAL MARKET OB/XF VALUE		100,137	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		642,737	
SOH/AGL Deduction		0	
ASSESSED VALUE		642,737	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		592,015	
TOTAL JUST VALUE		642,737	
NCON VALUE		17,203	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		558,778	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007403	CHANGING INTERIOR	27,000	06/21/2024
22014459	ADDITION	24,000	09/22/2022
22004827	SWIM POOL	150,000	03/29/2022
C2107474	CO ISSUED	0	01/12/2022
B2107474	NEW CONSTR	394,199	06/09/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2738/1077	9/10/2024	QC U	I	11	
GRANTOR: HAGEN DREW & SUSAN					
GRANTEE: SH & DH LIVING TRUS					
2756/95	9/04/2024	QC U	I	11	
GRANTOR: HAGEN DREW & SUSAN					
GRANTEE: SH & DH LIVING TRUS					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021;ORIG=0,0] W16 S17 W17 N10 W11 N7 W18 S43 E12 S12 E11 E18 N13 E12 N2 E9 N40 \$									
FGR=[YR=2021;ORIG=-21,55] S11 E21 N26 W4 S3 W5 N1 W12 S13 \$									
FOP=[YR=2021;ORIG=-16,0] W28 S7 E11 S10 E17 N17 \$									
BAS=[YR=2024;ORIG=-62,43] S22 E12 N22 W12 \$									
FOP=[YR=2021;ORIG=-39,55] S6 E10 N6 W10 \$									
FST=[YR=2021;ORIG=-4,40] W5 S3 E5 N3 \$									