LOT 52
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

SCHEDLER HARRISON S & GEYSSIE B
95236 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0052-0000

BUILDING CHARACTERISTICS

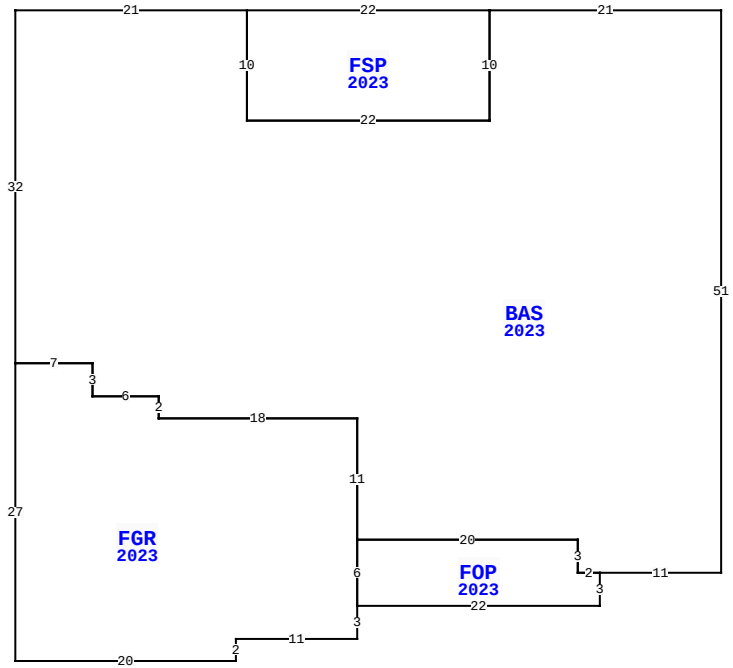
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,503	100	2023	2,503	323,988
FGR	707	55	2023	389	50,352
FOP	126	30	2023	38	4,919
FSP	220	40	2023	88	11,391
TOTALS	3,556			3,018	390,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,018	98.0628	129.44	390,650	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2503 HX Base Yr 2024



95236 SANDY POINTE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		390,650
TOTAL MARKET OB/XF VALUE		9,180
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		524,830
SOH/AGL Deduction		57,534
ASSESSED VALUE		467,296
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		416,574
TOTAL JUST VALUE		524,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,126

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22011965	NEW CONSTR	408,966	08/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2635/745	4/28/2023	WD	Q	I	01	594,500

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: SCHEDLER HARRISON S

BUILDING NOTES

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	918.00	SF	10.00	10.00	100	2023	2023		100	9,180	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=120,-5] W21 S10 W22 N10 W21 S32 E7 S3 E6 S2 E18 S11 E20 S3 E2 E11 N51 $
FSP=[YR=2023;ORIG=77,-5] E22 S10 W22 N10 $
FGR=[YR=2023;ORIG=56,27] S27 E20 N2 E11 N3 N6 N11 W18 N2 W6 N3 W7 $
FOP=[YR=2023;ORIG=87,43] E20 S3 E2 S3 W22 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,180

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