

LOT 53
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

RICE SEAN M & CAROL M
95242 SANDY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0053-0000



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	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,207	100	2022	2,207	308,774
FGR	683	55	2022	376	52,605
FOP	44	30	2022	13	1,819
FSP	186	40	2022	74	10,353
FST	15	55	2022	8	1,119
TOTALS	3,135			2,678	374,671

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	1,022.00	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 11/23/2022 BY DJ

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,678	106.5216	140.61	376,554	2022	2022	0	0
1 SNGL FAM - 100% - 2023									
Heated Area: 2207									
HX Base Yr 2023									

95242 SANDY POINTE DR, FERNANDINA BEACH									
BLD DATE 05/06/2025 MLU									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
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	1,022.00	SF	10.00	10.00

TOTAL OB/XF									
10,118									
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 Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					374,671				
TOTAL MARKET OB/XF VALUE					10,118				
TOTAL LAND VALUE - MARKET					125,000				
TOTAL MARKET VALUE					509,789				
SOH/AGL Deduction					60,446				
ASSESSED VALUE					449,343				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					398,621				
TOTAL JUST VALUE					509,789				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					441,796				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2110581	NEW CONSTR	333,314	08/11/2021

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2593/0811	9/27/2022	WD Q	I	02		635,000			

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: RICE SEAN M & CAROL

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2022] W20 FSP=[YR=2022] N8 W19 S8 E1 S2 E17 N2 E1\$ W1 S2 W17 N2 W12 S52 E11 FOP=[YR=2022] S4 E8 N4 W1 N2 W6 S2 W1\$ E1 N2 E6 S2 E12 FGR=[YR=2022] S6 E20 N2 E11 N21 W11 N3 W4 S1 FST=[YR=2022] W5 S3 E5 N3\$ S3 W14 S2 W2 S14\$ N14 E2 N2 E9 N3 E5 N1 E4 N32\$.									

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