

LOT 58
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

NICKELL BOBBY R & ERIKA E
95272 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0058-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 50			
Interior Floor	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories		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	2,735	100	2024	2,735	343,926
FGR	548	55	2024	301	37,851
FOP	84	30	2024	25	3,144
FOP	150	30	2024	45	5,659
FST	24	55	2024	13	1,635
FST	276	55	2024	152	19,114
TOTALS	3,817			3,271	411,328

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,271	95.2660	125.75	411,328	2023	2023	0	0	0.00	100.00

1 SNGL FAM - 100% - 2025

Heated Area: 2735

HX Base Yr 2025

The floor plan diagram illustrates a building layout with several labeled areas and their dimensions. The areas are: BAS 2024 (a large central rectangular area), FOP 2024 (a small rectangular area at the top left), FST 2024 (a small rectangular area at the bottom center), and FGR 2024 (a rectangular area at the bottom right). Dimensions are provided for various sections of the plan, including wall lengths and room widths. The plan shows a complex arrangement of rooms and corridors, with some areas being smaller and more irregularly shaped than others.

BLD DATE	LGL DATE
XF DATE	LAND DATE

05/06/2025

MLU