

KIRBY WOLFGANG & AMELIA R
95278 SANDY POINTE DRIVE
FERNANDINA BEACH, FL 32034

29-2N-28-0117-0059-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	0	NORM	% COND	VALUATION SUMMARY																		
Exterior Wall		31	HARDIE BRD 100		0900	01	2,966	108.9460	143.81	426,540	2024	2024		0	0	0	0.00	100.00	VALUATION BY		STANDARD																
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2025															Heated Area: 2446																	
Roof Cover		05	COMP SHNGL 100																	HX Base Yr 2025																	
Interior Wall		03	DRYWALL 100																	BUILDING MARKET VALUE										426,540							
Interior Floor		11	CLAY TILE 100																	TOTAL MARKET OB/XF VALUE										14,072							
Interior Ceiling		NEW	N/A 0																	TOTAL LAND VALUE - MARKET										125,000							
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE										565,612							
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction										0							
Bedrooms			3 100																	ASSESSED VALUE										565,612							
Bathrooms			3 100																	TOTAL EXEMPTION VALUE										HX HB		50,722					
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE										514,890							
Stories		1.	1. 100																	TOTAL JUST VALUE										565,612							
Units			0 100																	NCON VALUE										440,612							
					INCOME VALUE																																
					PREVIOUS YEAR MKT VALUE										75,000																						
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	2,446	100	2025	2,446	351,759																																
FGR	755	55	2025	415	59,681																																
FOP	76	30	2025	23	3,308																																
FOP	273	30	2025	82	11,792																																
TOTALS		3,550		2,966	426,540																																
EXTRA FEATURES					95278 SANDY POINTE DR, FERNANDINA BEACH																																
L N	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	848.00	SF	10.00	10.00	100	2025	2024		100	8,480																						
2	0476	VF 6 SBPL	0 100	0	0	156.00	LF	32.00	32.00	100	2025	2024		100	4,992																						
3	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2025	2024		100	600																						
LAND DESCRIPTION										TOTAL OB/XF										14,072																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																				