LOT 62
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

DUKAS CHARLES G & JUDY A
95263 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0062-0000

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 100
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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

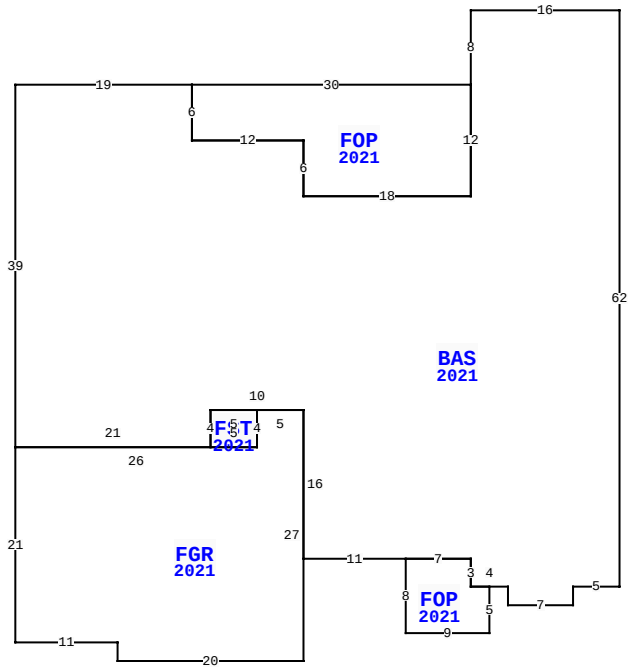
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,805	100	2021	2,805	358,810
FGR	711	55	2021	391	50,016
FOP	66	30	2021	20	2,558
FOP	288	30	2021	86	11,001
FST	20	55	2021	11	1,407
TOTALS	3,890			3,313	423,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,313	97.8880	129.21	428,073	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2805 HX Base Yr 2022



95263 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		423,792
TOTAL MARKET OB/XF VALUE		69,569
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		618,361
SOH/AGL Deduction		103,238
ASSESSED VALUE		515,123
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		464,401
TOTAL JUST VALUE		618,361
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		549,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013834	ADDITION	17,000	09/12/2022
22005061	SWIM POOL	60,000	04/01/2022
C210330	CO ISSUED	0	09/03/2021
B210330	NEW CONSTR	396,689	03/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2496/0168	9/10/2021	WD	Q	I	01	499,800

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: DUKAS CHARLES G & J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 S8 FOP=[YR=2021] W30S6 E12 S6 E18 N12$ S12 W18 N6 W12 N6 W19 S39 FGR=[YR=2021] S21 E11 S2 E20 N27 W5 FST=[YR=2021] W5 S4 E5 N4 $ S4 W26$ E21 N4 E10 S16 E11 FOP=[YR=2021] S8 E9 N5 W2 N3 W7$ E7 S3 E4 S2 E7 N2 E5 N62$.

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	3	25	75.00	SF	10.00	10.00	100	2021	2021	3	99	743	
2	0855	CONC PAVER	0	100	0	0	888.00	SF	10.00	10.00	100	2021	2021	3	99	8,791	
3	0911	SCRN RM A	0	100	0	0	1,127.00	SF	17.50	17.50	100	2022	2022	3	93	18,342	
4	0861	POOL GUNIT	0	100	0	0	431.00	SF	85.00	85.00	100	2022	2022	3	95	34,803	
5	0855	CONC PAVER	0	100	0	0	696.00	SF	10.00	10.00	100	2022	2022	3	99	6,890	

LAND DESCRIPTION

TOTAL OB/XF 69,569

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 11/23/2022 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS