LOT 64
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

RUCHAS STANLEY J & LYNN M
95251 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0064-0000

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	11	CLAY TILE 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

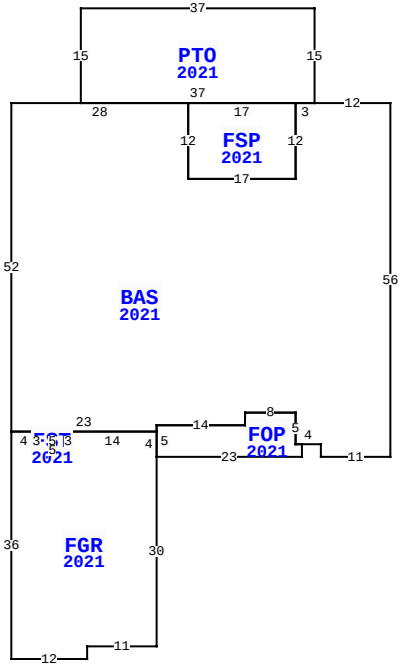
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,930	100	2021	2,930	402,676
FGR	791	55	2021	435	59,783
FOP	128	30	2021	38	5,222
FSP	204	40	2021	82	11,269
FST	15	55	2021	8	1,100
PTO	555	5	2021	28	3,848
TOTALS	4,623			3,521	483,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,521	105.1650	138.82	488,785	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2023 Heated Area: 2930 HX Base Yr 2023



95251 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		483,897
TOTAL MARKET OB/XF VALUE		31,985
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		640,882
SOH/AGL Deduction		62,416
ASSESSED VALUE		578,466
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		527,744
TOTAL JUST VALUE		640,882
NCON VALUE		18,650
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		549,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240006946	IN GROUND FIBERGL	77,000	06/12/2024
C2011958	CO ISSUED	0	06/01/2021
B2011958	NEW CONSTR	408,750	12/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2470/0674	6/11/2021	WD	Q	I	01	469,400

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: RUCHAS STANLEY J &

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	1,347.00	SF	10.00	10.00	100	2021	2021	3	99	13,335	
3	0866	POOL FIBER	0	100	15	9	135.00	SF	72.00	72.00	100	2025	2024		100	9,720	
4	0912	SCRN RM G	0	100	24	15	360.00	SF	20.00	20.00	100	2025	2024		100	7,200	
5	0855	CONC PAVER	0	100	0	0	173.00	SF	10.00	10.00	100	2025	2024		100	1,730	

BUILDING DIMENSIONS

BAS=[YR=2021] W12 PTO=[YR=2021] N15 W37 S15 E37$ W3
FSP=[YR=2021] W17 S12 E17 N12$ S12 W17 N12 W28 S52
FGR=[YR=2021] S36 E12 N2 E11 N30 FOP=[YR=2021] E23 N2 W1 N5
W8 S2 W14 S5$ N4 W14 FST=[YR=2021] W5 S3 E5 N3$ S3 W5 N3 W4$
E23 N1 E14 N2 E8 S5 E4 S2 E11 N56$.

LAND DESCRIPTION

TOTAL OB/XF 31,985

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	000134	C	RES POND	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 01/09/2025 BY TWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS