

LOT 67
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

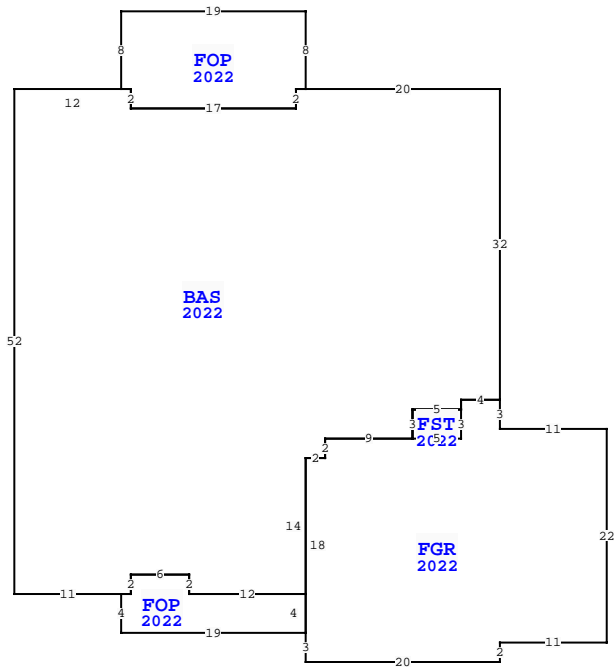
RIES PAUL
95233 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0067-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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/LAMMT	60
Interior Floo	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
BAS	2,207	100	2022
FGR	729	55	2022
FOP	88	30	2022
FOP	186	30	2022
FST	15	55	2022
TOTALS	3,225		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,698	100.5024	132.66	357,917	2022	2022	0	0	0.50	99.50
1 SNGL FAM - 100% - 2024 Heated Area: 2207 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			356,127
TOTAL MARKET OB/XF VALUE			10,117
TOTAL LAND VALUE - MARKET			125,000
TOTAL MARKET VALUE			491,244
SOH/AGL Deduction			54,773
ASSESSED VALUE			436,471
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			385,749
TOTAL JUST VALUE			491,244
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			424,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2207974	CO ISSUED	0	01/23/2023
B2207974	NEW CONSTR	365,601	05/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2613/1785	1/17/2023	WD Q	Q	I	02	519,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: RIES PAUL

EXTRA FEATURES																
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	956.00	SF	10.00	10.00	100	2022	2022	3	99	9,464	
2	0855	CONC PAVER	0	100	0	66.00	SF	10.00	10.00	100	2022	2022	3	99	653	

BUILDING NOTES											
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=2022] W20 FOP=[YR=2022] N8 W19 S8 E1 S2 E17 N2 E1\$ W1 S2 W17 N2 W12 S52 E11 FOP=[YR=2022] S4 E19 FGR=[YR=2022] S3 E20 N2 E11 N22 W11 N3 W4 S1 FST=[YR=2022] S3 W5 N3 E5\$ W5 S3 W9 S2 W2 S18\$ N4 W12 N2 W6 S2 W1\$ E1 N2 E6 S2 E12 N14 E2 N2 E9 N3 E5 N1 E4 N32\$.</p>											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							