LOT 68
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

FLINT NEIL KENDRICK & JANET SWINSON
95227 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0068-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

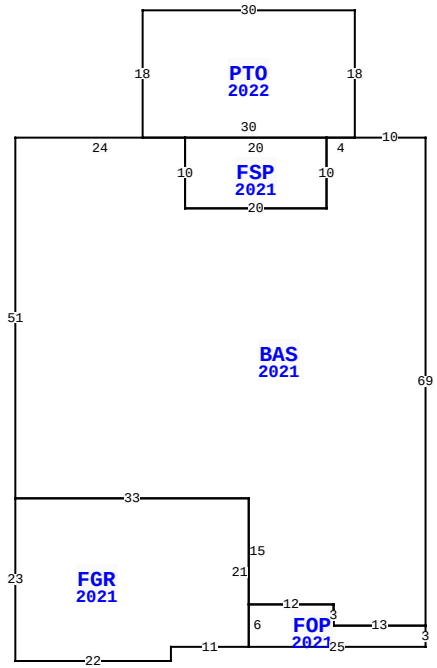
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,172	100	2021	3,172	393,382
FGR	737	55	2021	405	50,227
FOP	111	30	2021	33	4,093
FSP	200	40	2021	80	9,922
PTO	540	5	2022	27	3,348
TOTALS	4,760			3,717	460,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,717	94.9050	125.27	465,629	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2025 Heated Area: 3172 HX Base Yr 2025



95227 SANDY POINTE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		460,973
TOTAL MARKET OB/XF VALUE		23,765
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		609,738
SOH/AGL Deduction		0
ASSESSED VALUE		609,738
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		559,016
TOTAL JUST VALUE		609,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		537,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2104169	CO ISSUED	0	11/01/2021
B2104169	NEW CONSTR	459,344	04/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2703/1711	4/02/2024	WD	Q	I	01	750,000
GRANTOR: HATFIELD EDWARD & JOD						
GRANTEE: FLINT NEIL KENDRICK						
2516/1519	11/23/2021	WD	Q	I	01	513,200
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: HATFIELD EDWARD & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W10 PTO=[YR=2022] N18 W30 S18 E30$ W4
FSP=[YR=2021] W20 S10 E20 N10$ S10 W20 N10 W24 S51
FGR=[YR=2021] S23 E22 N2 E11 FOP=[YR=2021] E25 N3 W13 N3 W12
S6$ N21 W33$ E33 S15 E12 S3 E13 N69$.

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	12	36.00	SF	10.00	10.00	100	2021	2021	3	99	356	
2	0855	CONC PAVER	0	100	0	0	1,023.00	SF	10.00	10.00	100	2021	2021	3	99	10,128	
3	1134	LANDSCP BL	0	100	60	0	120.00	SF	3.00	3.00	100	2022	2022	3	100	360	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	93	4,650	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2022	2022	3	99	3,465	
6	1076	TRELLIS A	0	100	12	12	144.00	SF	7.50	7.50	100	2022	2022	3	95	1,026	
7	0462	ST/AL FNC	0	100	84	0	336.00	SF	10.00	10.00	100	2022	2022	3	95	3,192	
8	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 23,765

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 08/04/2022 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS