

LOT 71  
SANDY POINTE PRESERVE PHASE 2  
OR 2401/128

COLANTUONI RAYMOND J & ELAINE  
95209 SANDY POINTE DRIVE  
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0071-0000



| 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 60   |
| Interior Floo            | 14 | CARPET 40      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| 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       | 2,538            | 100         | 2022 | 2,538        | 340,286              |
| FGR       | 791              | 55          | 2022 | 435          | 58,323               |
| FOP       | 62               | 30          | 2022 | 19           | 2,547                |
| FSP       | 200              | 40          | 2022 | 80           | 10,726               |
| TOTALS    | 3,591            |             |      | 3,072        | 411,882              |

| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| 0900                                                       | 01  | 3,072     | 102.0832    | 134.75         | 413,952        | 2022 | 2022 | 0    | 0    | 0 | 0.50 | 99.50  |
| 1 SNGL FAM - 100% - 2023 Heated Area: 2538 HX Base Yr 2023 |     |           |             |                |                |      |      |      |      |   |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |   |      |        |
| 95209 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 | 998.00 | SF | 10.00  | 10.00          | 100       | 2022    | 2022        | 3 | 99     | 9,880           |       |
| 2   | 0866       | POOL FIBER  | 0 100   | 0 | 0 | 177.00 | SF | 72.00  | 72.00          | 100       | 2025    | 2024        |   | 100    | 12,744          |       |
| 3   | 0855       | CONC PAVER  | 0 100   | 0 | 0 | 321.00 | SF | 10.00  | 10.00          | 100       | 2025    | 2024        |   | 100    | 3,210           |       |
| 4   | 0476       | VF 6 SBPL   | 0 100   | 0 | 0 | 90.00  | LF | 32.00  | 32.00          | 100       | 2025    | 2023        |   | 99     | 2,851           |       |
| 5   | 0470       | VNYL GATE   | 0 100   | 0 | 0 | 1.00   | UT | 300.00 | 300.00         | 100       | 2025    | 2023        |   | 99     | 297             |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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 |
| 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     |

| TOTAL OB/XF 28,982 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 28,982             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 4              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 411,882   |             |
| TOTAL MARKET OB/XF VALUE  |  | 28,982    |             |
| TOTAL LAND VALUE - MARKET |  | 125,000   |             |
| TOTAL MARKET VALUE        |  | 565,864   |             |
| SOH/AGL Deduction         |  | 62,011    |             |
| ASSESSED VALUE            |  | 503,853   |             |
| TOTAL EXEMPTION VALUE     |  | 50,722    |             |
| BASE TAXABLE VALUE        |  | 453,131   |             |
| TOTAL JUST VALUE          |  | 565,864   |             |
| NCON VALUE                |  | 19,102    |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 476,967   |             |

| PERMIT NUM  | DESCRIPTION     | AMT     | ISSUED     |
|-------------|-----------------|---------|------------|
| SP240011122 | 866-177 855-321 | 63,500  | 10/01/2024 |
| 22017727    | CO ISSUED       | 0       | 12/01/2022 |
| 22003174    | NEW CONSTR      | 431,140 | 02/28/2022 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2607/0756                      | 12/09/2022 | WD Q      | I   | I   | 01     | 578,600    |
| GRANTOR: SEDA CONSTRUCTION COM |            |           |     |     |        |            |
| GRANTEE: COLANTUONI RAYMOND    |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2022] W26 FSP=[YR=2022] W20 S10 E20 N10\$ S10 W20 S60 E12 FOP=[YR=2022] S3 E10 N3 FGR=[YR=2022] E2 S5 E22 N2 E11 N21 W36 S18 E1\$ W1 N4 W8 S4 W1\$ E1 N4 E8 N14 E25 N52\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |