LOT 74
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

O'DELL SEAN C & MAGAN E
95191 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0074-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
Quality	02	Quality Level 02

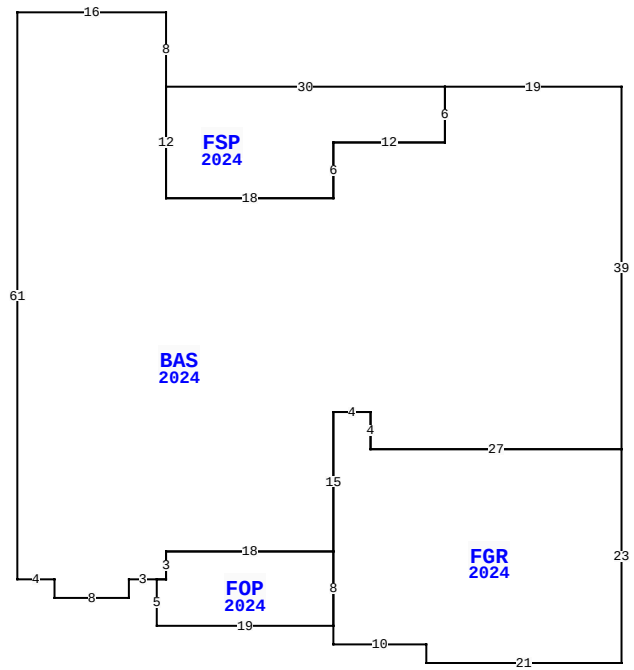
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,797	100	2024	2,797	369,484
FGR	709	55	2024	390	51,519
FOP	149	30	2024	45	5,945
FSP	288	40	2024	115	15,192
TOTALS	3,943			3,347	442,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,347	100.0730	132.10	442,139	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2797 HX Base Yr



95191 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		442,139
TOTAL MARKET OB/XF VALUE		68,672
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		635,811
SOH/AGL Deduction		58,405
ASSESSED VALUE		577,406
TOTAL EXEMPTION VALUE	13	577,406
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		635,811
NCON VALUE		53,440
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230014567	POOL-466SF		11/16/2023
23003647	NEW CONSTR	533,749	03/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2673/1964	10/16/2023	WD	Q	I	01	661,100

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: O'DELL SEAN C & MAG

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,0] W19 S6 W12 S6 W18 N12 N8 W16 S61 E4 S2 E8 N2 E3 E1 N3 E18 N15 E4 S4 E27 N39 $
FGR=[YR=2024;ORIG=49,35] E4 S4 E27 S23 W21 N2 W10 N2 N8 N15 $
FSP=[YR=2024;ORIG=31,0] S12 E18 N6 E12 N6 W30 $
FOP=[YR=2024;ORIG=31,50] E18 S8 W19 N5 E1 N3 $
.

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	1,303.00	SF	10.00	10.00	100	2024	2023		100	13,030	
2	0476	VF 6 SBPL	0	100	0	0	90.00	LF	32.00	32.00	100	2024	2023		99	2,851	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	
4	0462	ST/AL FNC	0	100	0	0	264.00	SF	10.00	10.00	100	2024	2023		98	2,587	
5	0861	POOL GUNIT	0	100	0	0	466.00	SF	85.00	85.00	100	2025	2024		100	39,610	
6	0855	CONC PAVER	0	100	0	0	800.00	SF	10.00	10.00	100	2025	2024		100	8,000	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 68,672

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 08/13/2024 BY TWWW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS