LOT 76
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

QUIRK DAVID R & ELIZABETH C L/E/
95179 SANDY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0076-0000

BUILDING CHARACTERISTICS

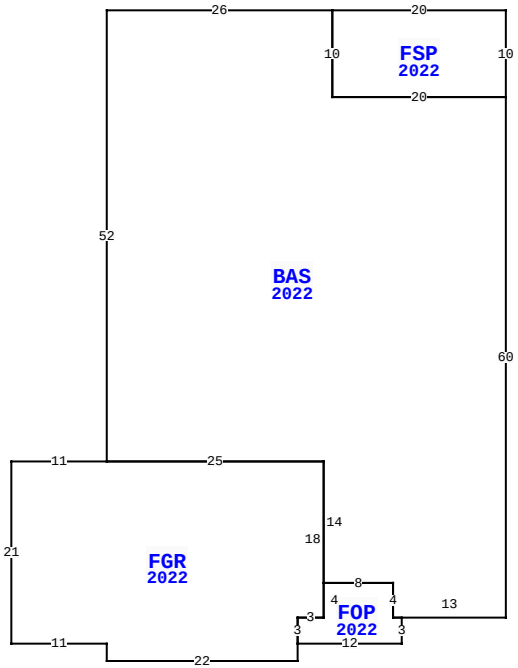
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	320,462
FGR	791	55	2022	435	54,926
FOP	68	30	2022	20	2,525
FSP	200	40	2022	80	10,101
TOTALS	3,597			3,073	388,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,073	96.1400	126.90	389,964	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 2538 HX Base Yr 2023



95179 SANDY POINTE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		388,014
TOTAL MARKET OB/XF VALUE		53,662
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		566,676
SOH/AGL Deduction		145,738
ASSESSED VALUE		420,938
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		370,216
TOTAL JUST VALUE		566,676
NCON VALUE		47,022
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011753	16X31 POOL ENCLOS	10,308	10/18/2024
SP240003501	SWIMMING POOL	103,000	03/27/2024
C2108474	CO ISSUED	0	04/12/2022
B2108474	NEW CONSTR	378,212	06/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2637/553	5/03/2023	LE	U	I	11	100
GRANTOR: QUIRK DAVID R & ELIZA						
GRANTEE: QUIRK LESLIE C						
2558/0313	4/26/2022	WD	Q	I	02	577,112
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: QUIRK DAVID R & ELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-20,0] W26 S52 E25 S14 E8 S4 E13 N60 W20 N10 $
FGR=[YR=2022;ORIG=-46,52] W11 S21 E11 S2 E22 N2 N3 E3 N18 W25 $
FSP=[YR=2022;ORIG=0,0] W20 S10 E20 N10 $
FOP=[YR=2022;ORIG=-24,73] E12 N3 W1 N4 W8 S4 W3 S3 $
.

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	862.00	SF	10.00	10.00	100	2022	2022	3	99	8,534	
2	0861	POOL GUNIT	0	100	0	0	188.00	SF	85.00	85.00	100	2025	2024		100	15,980	
3	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
4	0840	MARBLE	0	100	0	0	308.00	SF	40.00	40.00	100	2025	2024		100	12,320	
5	0912	SCRN RM G	0	100	31	16	496.00	SF	20.00	20.00	100	2025	2024		100	9,920	
6	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	100	2025	2024		100	4,608	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

LAND DESCRIPTION

TOTAL OB/XF 53,662

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 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