LOT 78
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

WOELK FAMILY TRUST/WOELK LAUREL L TRUSTEE
95167 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0078-0000

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	11	CLAY TILE 100
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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

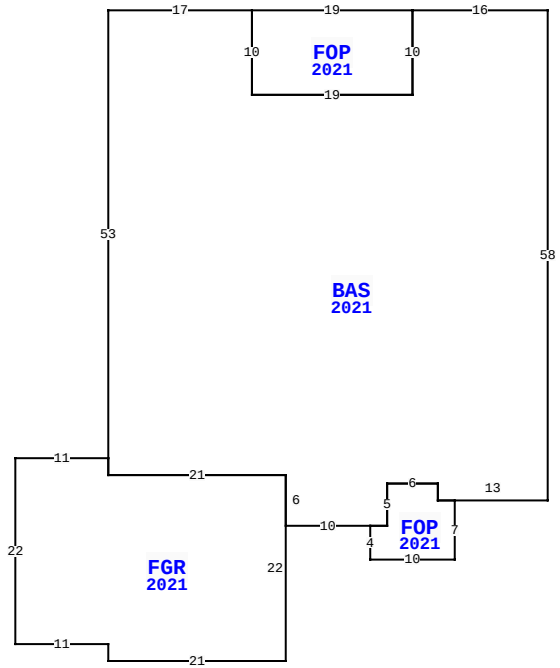
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,787	100	2021	2,787	391,520
FGR	704	55	2021	387	54,366
FOP	76	30	2021	23	3,231
FOP	190	30	2021	57	8,007
TOTALS	3,757			3,254	457,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,254	107.5020	141.90	461,743	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2023 Heated Area: 2787 HX Base Yr 2023



95167 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		457,126
TOTAL MARKET OB/XF VALUE		9,732
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		591,858
SOH/AGL Deduction		61,673
ASSESSED VALUE		530,185
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		479,463
TOTAL JUST VALUE		591,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		519,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2108865	CO ISSUED	0	01/19/2022
B2108865	NEW CONSTR	407,003	07/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2746/181	10/22/2024	WD	U	I	11	100
GRANTOR: WOELK LAUREL L & MARY						
GRANTEE: WOELK FAMILY TRUST						
2537/0499	2/07/2022	WD	Q	I	02	534,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: WOELK LAUREL L & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 FOP=[YR=2021] W19 S10 E19 N10$ S10 W19 N10 W17 S53 FGR=[YR=2021] W11 S22 E11 S2 E21 N22 W21 N2$ S2 E21 S6 E10FOP=[YR=2021] S4 E10 N7 W2 N2 W6 S5 W2$ E2 N5 E6 S2 E13 N58$.

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	983.00	SF	10.00	10.00	100	2021	2021	3	99	9,732	

LAND DESCRIPTION

TOTAL OB/XF 9,732

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 01/04/2022 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS