LOT 79
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

KILBANE MICHAEL & KIMBERLY A
95161 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0079-0000

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 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

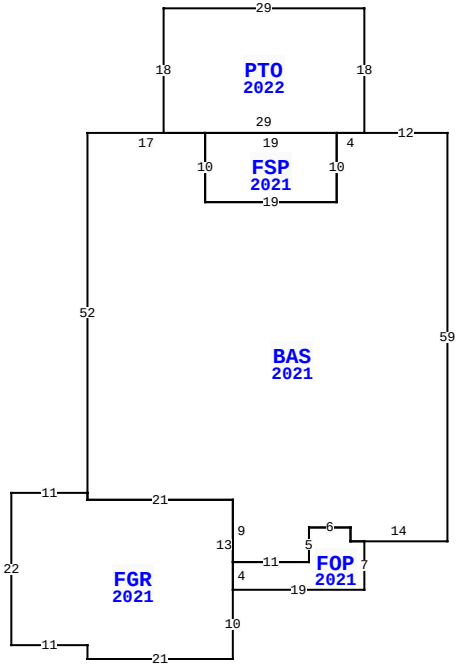
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,773	100	2021	2,773	389,554
FGR	725	55	2021	399	56,052
FOP	112	30	2021	34	4,777
FSP	190	40	2021	76	10,676
PTO	522	5	2022	26	3,652
TOTALS	4,322			3,308	464,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,308	107.5020	141.90	469,405	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2025 Heated Area: 2773 HX Base Yr



95161 SANDY POINTE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		464,711
TOTAL MARKET OB/XF VALUE		9,848
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		599,559
SOH/AGL Deduction		0
ASSESSED VALUE		599,559
TOTAL EXEMPTION VALUE	13	599,559
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		599,559
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2102147	CO ISSUED	0	08/19/2021
B2102147	NEW CONSTR	385,568	02/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2490/0451	8/20/2021	WD	Q	I	02	465,300

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: KILBANE MICHAEL & K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W12 PTO=[YR=2022] N18 W29 S18 E29$ W4
FSP=[YR=2021] W19 S10 E19 N10$ S10 W19 N10 W17 S52
FGR=[YR=2021] W11 S22 E11 S2 E21 N10 FOP=[YR=2021] E19 N7
W2 N2 W6 S5 W11 S4$ N13 W21 N1$ S1 E21 S9 E11 N5 E6 S2 E14
N59$.

EXTRA FEATURES

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	30	3	90.00	SF	10.00	10.00	100	2021	2021	3	99	891	
2	0855	CONC PAVER	0	100	0	0	815.00	SF	10.00	10.00	100	2021	2021	3	99	8,069	
3	0855	CONC PAVER	0	100	20	4	80.00	SF	10.00	10.00	100	2022	2022	3	99	792	
4	1134	LANDSCP BL	0	100	16	0	32.00	SF	3.00	3.00	100	2022	2022	3	100	96	

LAND DESCRIPTION

TOTAL OB/XF 9,848

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 08/08/2022 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS