

LOT 80
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

O'CONNOR TRUST/O'CONNOR EDWARD A TRUSTEE
95155 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0080-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	31	HARDIE BRD 100	0900	01	2,696	107.1600	141.45	381,349	2021	2021	0	0	1.00	99.00	VALUATION BY STANDARD														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022													Heated Area: 2209													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022													
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY												
Interior Floo	11	CLAY TILE 50															BUILDING MARKET VALUE 377,536												
Interior Floo	14	CARPET 50															TOTAL MARKET OB/XF VALUE 13,400												
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET 125,000												
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE 515,936												
Bedrooms		3 100															SOH/AGL Deduction 101,092												
Bathrooms		2.5 100															ASSESSED VALUE 414,844												
Frame	02	WOOD FRAME 100															TOTAL EXEMPTION VALUE HX HB 50,722												
Stories	1.	1. 100															BASE TAXABLE VALUE 364,122												
Units		0 100															TOTAL JUST VALUE 515,936												
Occupancy	00	NONE 100	NCON VALUE 0																										
			INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE 447,891																										
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	2,209	100	2021	2,209	309,338																								
FGR	678	55	2021	373	52,233																								
FOP	78	30	2021	23	3,220																								
FSP	198	40	2021	79	11,063																								
PTO	240	5	2022	12	1,680																								
TOTALS	3,403			2,696	377,536																								
EXTRA FEATURES						95155 SANDY POINTE DR, FERNANDINA BEACH												BLD DATE 05/06/2025 MLU											
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	67.00	SF	10.00	10.00	100	2021	2021	3	99	663															
2	0855	CONC PAVER	0 100	0 0	892.00	SF	10.00	10.00	100	2021	2021	3	99	8,831															
3	0911	SCRN RM A	0 100	20 12	240.00	SF	17.50	17.50	100	2022	2022	3	93	3,906															
LAND DESCRIPTION																	TOTAL OB/XF 13,400												
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	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 11/23/2022 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS																													