LOT 83
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

ORZEL MICHAEL J & SUZANNE D
95137 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0083-0000

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 70
Interior Floo	14	CARPET 30
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
Quality	02	Quality Level 02

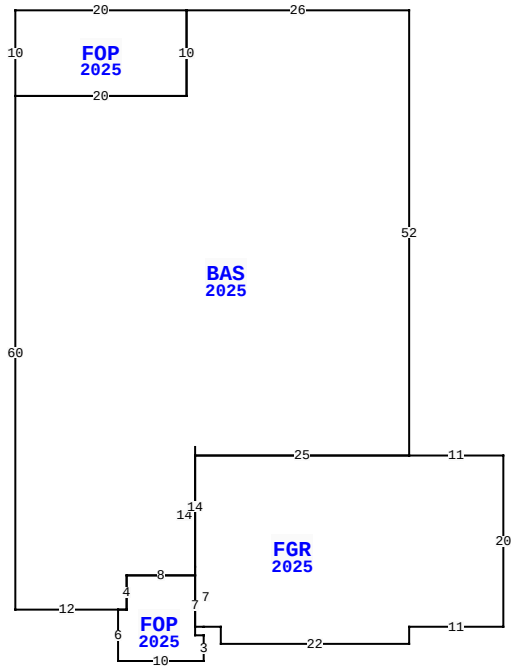
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,538	100	2025	2,538	339,940
FGR	749	55	2025	412	55,183
FOP	89	30	2025	27	3,616
FOP	200	30	2025	60	8,036
TOTALS	3,576			3,037	406,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,037	101.4714	133.94	406,776	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2025 Heated Area: 2538 HX Base Yr 2025



95137 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		406,776
TOTAL MARKET OB/XF VALUE		9,800
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		541,576
SOH/AGL Deduction		0
ASSESSED VALUE		541,576
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		490,854
TOTAL JUST VALUE		541,576
NCON VALUE		416,576
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240011020	CO		09/26/2024
B240003507	NSFR (T)3596 (H)2	479,039	03/27/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2743/703	10/15/2024	WD	Q	I	02	621,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: ORZEL MICHAEL J & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,20] N10 E26 S52 W25 S14 W8 S4 W1 W12 N60 E20 $
FOP=[YR=2025;ORIG=30,20] W20 N10 E20 S10 $
FGR=[YR=2025;ORIG=31,62] E25 D0R11 S20 W11 S2 W22 N2 W2 W1 N7 N14 $
FOP=[YR=2025;ORIG=23,76] E8 S7 E1 S3 W10 N6 E1 N4 $
.

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	980.00	SF	10.00	10.00	100	2025	2024		100	9,800	

LAND DESCRIPTION

TOTAL OB/XF 9,800

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