

LOT 86
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

PHELAN DEBORAH K REV TRUST/PHELAN DEBORAH K TRUSTE
94988 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0086-0000



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 60			
Interior Floo	14	CARPET 40			
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	2020	2,538	336,866
FGR	791	55	2020	435	57,737
FOP	98	30	2020	29	3,849
FSP	200	40	2020	80	10,618
TOTALS	3,627			3,082	409,070

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,082	102.0832	134.75	415,300	2020	2020	0	0	1.50	98.50

1 SNGL FAM - 100% - 2021

Heated Area: 2538

HX Base Yr 2021

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/06/2025

MLU