

LOT 87
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

SIMPSON MICHAEL J & MICHELLE
94982 PALM POINTE DRIVE S
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0087-0000



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														
Exterior Wall	31	HARDIE BRD 100	0900	01	3,248	97.3636	128.52	417,433	2020	2020	0	0	1.50	98.50	VALUATION SUMMARY														
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2021												Heated Area: 2773														
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2021														
Interior Wall	05	DRYWALL 100																											
Interior Floo	13	LVT/LAMMT 70																											
Interior Floo	14	CARPET 30																											
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	2020	2,773	351,040																								
FGR	725	55	2020	399	50,510																								
FOP	63	30	2020	19	2,405																								
FOP	190	30	2020	57	7,216																								
TOTALS			3,751		3,248	411,172																							
EXTRA FEATURES						94982 S PALM POINTE DR, FERNANDINA BEACH																							
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	804.00	SF	10.00	10.00	100	2020	2020	3	98	7,879													
2	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2022	2022	3	95	31,654													
3	0911	SCRN RM A	0	100	0	0	832.00	SF	17.50	17.50	100	2022	2022	3	93	13,541													
4	0855	CONC PAVER	0	100	0	0	440.00	SF	10.00	10.00	100	2022	2022	3	99	4,356													
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	93	1,860													
6	0475	VF 4 SBPL	0	100	0	0	19.00	LF	14.00	14.00	100	2022	2022	3	98	261													
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2022	2022	3	98	294													
8	0855	CONC PAVER	0	100	0	0	255.00	SF	10.00	10.00	100	2022	2022	3	99	2,525													
9	0462	ST/AL FNC	0	100	0	0	624.00	SF	10.00	10.00	100	2022	2022	3	95	5,928													
10	0855	CONC PAVER	0	100	0	0	192.00	SF	10.00	10.00	100	2022	2022	3	99	1,901													
LAND DESCRIPTION						TOTAL OB/XF 70,199																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 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																													