

LOT 91
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

GUDBRANDSEN RONALD P & JANICE
94813 SCALLOP SHELL CT
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0091-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	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
Occupancy	00	NONE 100

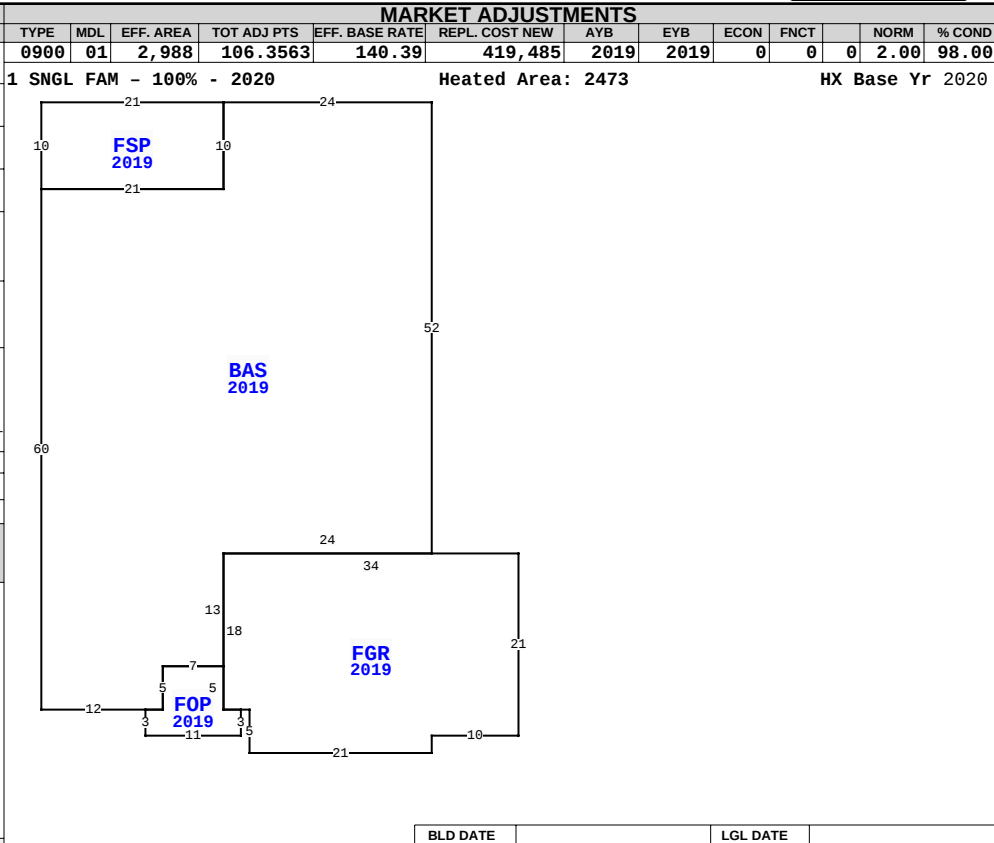
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4087.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,473	100	2019	2,473	340,240
FGR	747	55	2019	411	56,546
FOP	68	30	2019	20	2,752
FSP	210	40	2019	84	11,557
TOTALS	3,498			2,988	411,095

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	730.00	SF	10.00	10.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT	1.00

REVIEW DATE 09/19/2019 BY RK



TOTAL OB/XF											
7,081											

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7,081											

Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						411,095					
TOTAL MARKET OB/XF VALUE						7,081					
TOTAL LAND VALUE - MARKET						125,000					
TOTAL MARKET VALUE						543,176					
SOH/AGL Deduction						188,275					
ASSESSED VALUE						354,901					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						304,179					
TOTAL JUST VALUE						543,176					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						473,450					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1904384	CO ISSUED	0	10/04/2019
B1904384	NEW CONSTR	347,712	05/16/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2311/1547	10/10/2019	WD Q	I	02		414,800	

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: GUDBRANDSEN RONALD

BUILDING DIMENSIONS											
BAS=[YR=2019] W24 FSP=[YR=2019] W21 S10 E21 N10 \$ S10 W21 S60 E12 FOP=[YR=2019] S3 E11 N3 FGR=[YR=2019] E1 S5 E21 N2 E10 N21 W34 S18 E2\$ W2 N5 W7 S5 W2 \$ E2 N5 E7 N13 E24 N52 \$.											

BUILDING NOTES											

PRINTED 07/30/2025 BY SYS