LOT 93
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

NAKAMOTO RONALD T & STAR LYN FREI
94825 SCALLOP SHELL CT
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0093-0000

BUILDING CHARACTERISTICS

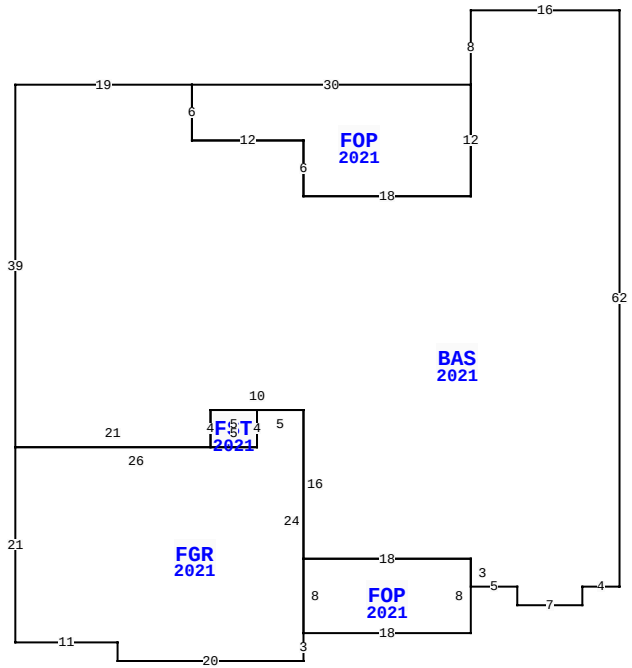
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	2,805	100	2021	2,805	358,810
FGR	711	55	2021	391	50,016
FOP	144	30	2021	43	5,500
FOP	288	30	2021	86	11,001
FST	20	55	2021	11	1,407
TOTALS	3,968			3,336	426,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,336	97.8880	129.21	431,045	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2805 HX Base Yr



94825 SCALLOP SHELL CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		426,735
TOTAL MARKET OB/XF VALUE		60,475
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		612,210
SOH/AGL Deduction		54,478
ASSESSED VALUE		557,732
TOTAL EXEMPTION VALUE	13	557,732
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		612,210
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007318	ADDITION	16,657	08/01/2022
B2204966	SWIM POOL	65,000	03/31/2022
C2011826	CO ISSUED	0	06/04/2021
B2011826	NEW CONSTR	389,803	12/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2470/1106	6/15/2021	WD	Q	I	01	467,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: NAKAMOTO RONALD T &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 S8 FOP=[YR=2021] W30 S6 E12 S6 E18 N12$ S12 W18 N6 W12 N6 W19 S39 FGR=[YR=2021] S21 E11 S2 E20 N3 FOP=[YR=2021] E18 N8 W18 S8$ N24 W5 FST=[YR=2021] W5 S4 E5 N4$ S4 W26$ E21 N4 E10 S16 E18 S3 E5 S2 E7 N2 E4 N62$.

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	765.00	SF	10.00	10.00	100	2021	2021	3	99	7,574	
2	0911	SCRN RM A	0	100	0	0	960.00	SF	17.50	17.50	100	2022	2022	3	93	15,624	
3	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2022	2022	3	95	31,654	
4	0855	CONC PAVER	0	100	0	0	568.00	SF	10.00	10.00	100	2022	2022	3	99	5,623	

LAND DESCRIPTION

TOTAL OB/XF 60,475

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 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