LOT 94
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

LECUYER MICHAEL J & LINDA R
94970 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0094-0000

BUILDING CHARACTERISTICS

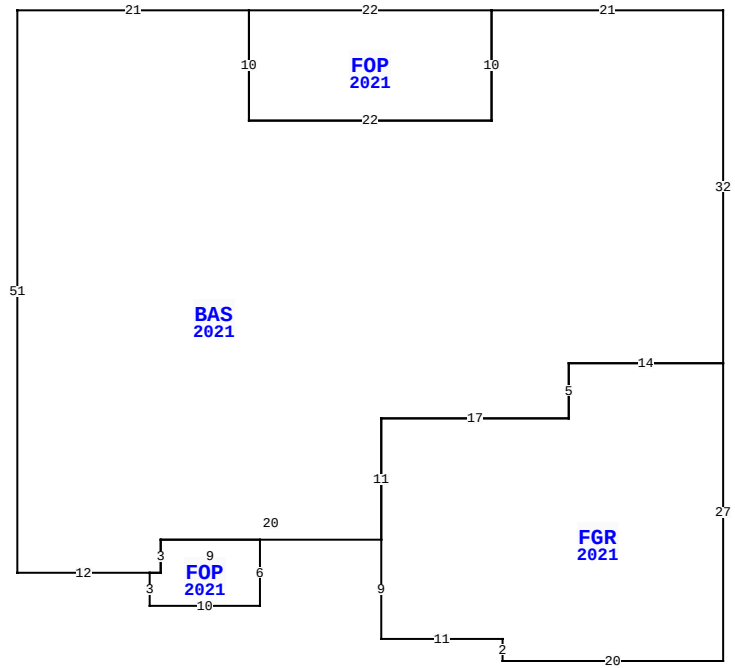
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,480	100	2021	2,480	324,725
FGR	730	55	2021	402	52,637
FOP	57	30	2021	17	2,226
FOP	220	30	2021	66	8,642
TOTALS	3,487			2,965	388,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,965	100.1946	132.26	392,151	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2025 Heated Area: 2480 HX Base Yr



94970 S PALM POINTE DR, 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		388,229
TOTAL MARKET OB/XF VALUE		9,108
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		522,337
SOH/AGL Deduction		0
ASSESSED VALUE		522,337
TOTAL EXEMPTION VALUE	13	522,337
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		522,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		453,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2107472	CO ISSUED	0	01/28/2022
B2107472	NEW CONSTR	369,873	06/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2546/0739	3/10/2022	WD	Q	I	01	575,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: LECUYER MICHAEL J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W21 FOP=[YR=2021] W22 S10 E22 N10$ S10 W22 N10 W21 S51 E12 FOP=[YR=2021] S3 E10 N6 W9 S3 W1 $ E1 N3 E20 FGR=[YR=2021] S9 E11 S2 E20 N27 W14 S5 W17 S11$ N11 E17 N5 E14 N32$.

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	920.00	SF	10.00	10.00	100	2021	2021	3	99	9,108	

LAND DESCRIPTION

TOTAL OB/XF 9,108

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	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 01/04/2022 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS