

LOT 95  
SANDY POINTE PRESERVE PHASE 1  
PBK 8/289

HATCH GLENN W & SUSAN P  
94964 PALM POINTE DR S  
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0095-0000



| 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           | 13 | LVT/LAMMT 50   |
| Interior Floor           | 14 | CARPET 50      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| 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    |

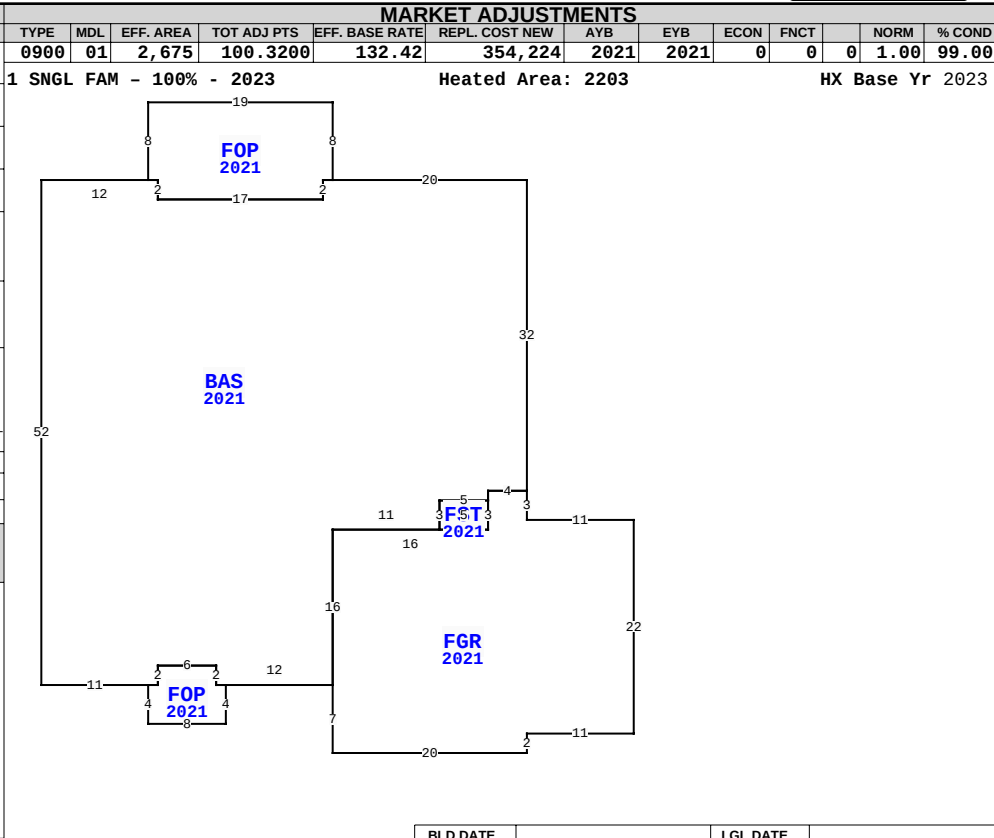
|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4087.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,203            | 100         | 2021 | 2,203        | 288,804              |
| FGR       | 718              | 55          | 2021 | 395          | 51,783               |
| FOP       | 44               | 30          | 2021 | 13           | 1,704                |
| FOP       | 186              | 30          | 2021 | 56           | 7,342                |
| FST       | 15               | 55          | 2021 | 8            | 1,048                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,166 |  |  | 2,675 | 350,682 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |         |   |    |        |    |       |       |
|----------------|------------|-------------|---------|---|----|--------|----|-------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W  | UNITS  | UT | Adj R | NOTES |
| 1              | 0855       | CONC PAVER  | 0 100   | 3 | 20 | 60.00  | SF | 10.00 |       |
| 2              | 0855       | CONC PAVER  | 0 100   | 0 | 0  | 827.00 | SF | 10.00 |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        |



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| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 8,781       |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|
| 8,781       |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |           |  |  |  |  |  |  |  |  |
|---------------------------|-----------|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |           |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD  |  |  |  |  |  |  |  |  |
| Tax Group: 4              | Tax Dist: |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 350,682   |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 8,781     |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 125,000   |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 484,463   |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 57,820    |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 426,643   |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | 50,722    |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 375,921   |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 484,463   |  |  |  |  |  |  |  |  |
| NCON VALUE                | 0         |  |  |  |  |  |  |  |  |
| INCOME VALUE              |           |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 417,549   |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C2012621   | CO ISSUED   | 0       | 10/11/2021 |
| B2012621   | NEW CONSTR  | 312,759 | 12/16/2020 |

| SALES DATA                     |            |              |        |        |           |               |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>/ | V<br>/ | RSN<br>CD | SALE<br>PRICE |
| 2507/0200                      | 10/19/2021 | WD           | Q      | I      | 02        | 457,000       |
| GRANTOR: SEDA CONSTRUCTION COM |            |              |        |        |           |               |
| GRANTEE: HATCH GLENN W & SUS   |            |              |        |        |           |               |
|                                |            |              |        |        |           |               |
|                                |            |              |        |        |           |               |
|                                |            |              |        |        |           |               |
|                                |            |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2021] W20 FOP=[YR=2021] N8 W19 S8 E1 S2 E17 N2 E1\$ W1 S2 W17 N2 W12 S52 E11 FOP=[YR=2021] S4 E8 N4 W1 N2 W6 S2 W1\$ E1 N2 E6 S2 E12 FGR=[YR=2021] S7 E20 N2 E11 N22 W11 N3 W4 S1 FST=[YR=2021] W5 S3 E5 N3\$ S3 W16 S16\$ N16 E11 N3 E5 N1 E4 N32\$. |  |  |  |  |  |  |  |  |  |