

LOT 96
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

BRAITHWAITE JAMES G & ANNETTE G
94958 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0096-0000



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 4																
Exterior Wall	31	HARDIE BRD 100	0900	01	3,169	97.8880	129.21	409,466	2021	2021	0	0	0	1.00	99.00	VALUATION SUMMARY																
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2022														Heated Area: 2609															
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2022															
Interior Wall	05	DRYWALL 100																														
Interior Floo	13	LVT/LAMMT 50																														
Interior Floo	14	CARPET 50																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms		3 100																														
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	2,609	100	2021	2,609	333,738																											
FGR	264	55	2021	145	18,548																											
FGR	507	55	2021	279	35,690																											
FOP	60	30	2021	18	2,303																											
FOP	366	30	2021	110	14,071																											
FST	15	55	2021	8	1,024																											
TOTALS			3,821		3,169	405,371																										
EXTRA FEATURES			94958 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			971.00	SF	10.00	2021	2021	3	99	9,613																
2	0861	POOL GUNIT	0	100	0	0			420.00	SF	85.00	2021	2021	3	93	33,201																
3	0855	CONC PAVER	0	100	0	0			592.00	SF	10.00	2021	2021	3	99	5,861																
4	0855	CONC PAVER	0	100	3	80			240.00	SF	10.00	2021	2021	3	99	2,376																
5	0462	ST/AL FNC	0	100	0	0			576.00	SF	10.00	2021	2021	3	93	5,357																
6	0911	SCRN RM A	0	100	44	23			1,012.00	SF	17.50	2022	2022	3	93	16,470																
TOTAL OB/XF			72,878																													
LAND DESCRIPTION																																
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	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 08/03/2022 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS																																