LOT 98
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

CHEN YU/XIE QINGXIANG
94946 PALM POINTE DRIVE S
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0098-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

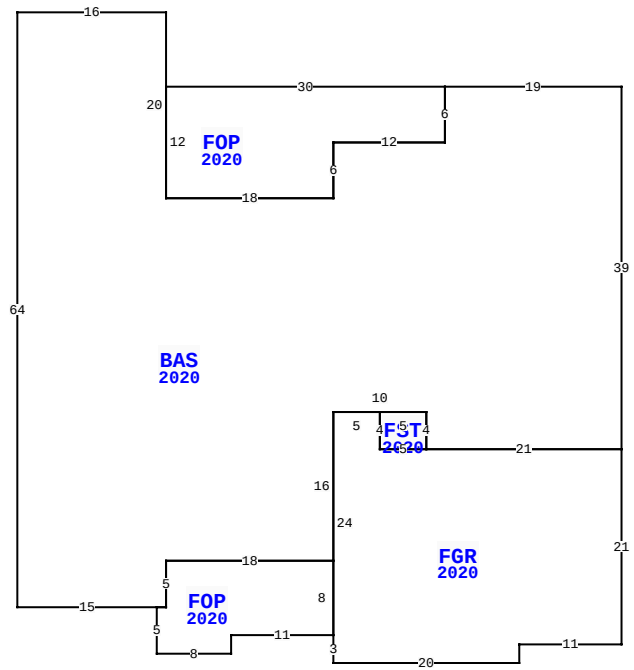
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,823	100	2020	2,823	373,720
FGR	711	55	2020	391	51,762
FOP	163	30	2020	49	6,487
FOP	288	30	2020	86	11,385
FST	20	55	2020	11	1,456
TOTALS	4,005			3,360	444,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,360	101.8210	134.40	451,584	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2823 HX Base Yr 2021



94946 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		444,810
TOTAL MARKET OB/XF VALUE		9,937
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		579,747
SOH/AGL Deduction		200,531
ASSESSED VALUE		379,216
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		328,494
TOTAL JUST VALUE		579,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1908460	CO ISSUED	0	04/14/2020
B1908460	NEW CONSTR	392,961	10/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2369/1669	6/12/2020	WD	Q	I	01	422,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: CHEN YU & QINGXIANG

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W19 FOP=[YR=2020] W30 S12 E18 N6 E12 N6 $ S6 W12 S6 W18 N20 W16 S64 E15 FOP=[YR=2020] S5 E8 N2 E11 FGR=[YR=2020] S3 E20 N2 E11 N21 W21 FST=[YR=2020] N4 W5 S4 E5 $ W5 N4 W5 S24 $ N8 W18 S5W1 $E1 N5 E18 N16 E10 S4 E21 N39 $.

EXTRA FEATURES

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	1,014.00	SF	10.00	10.00	100	2020	2020	3	98	9,937	

LAND DESCRIPTION

TOTAL OB/XF 9,937

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 08/14/2020 BY RK Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS