LOT 99
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

ZIMPFER DENNIS S & CYNTHIA L
94940 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0099-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

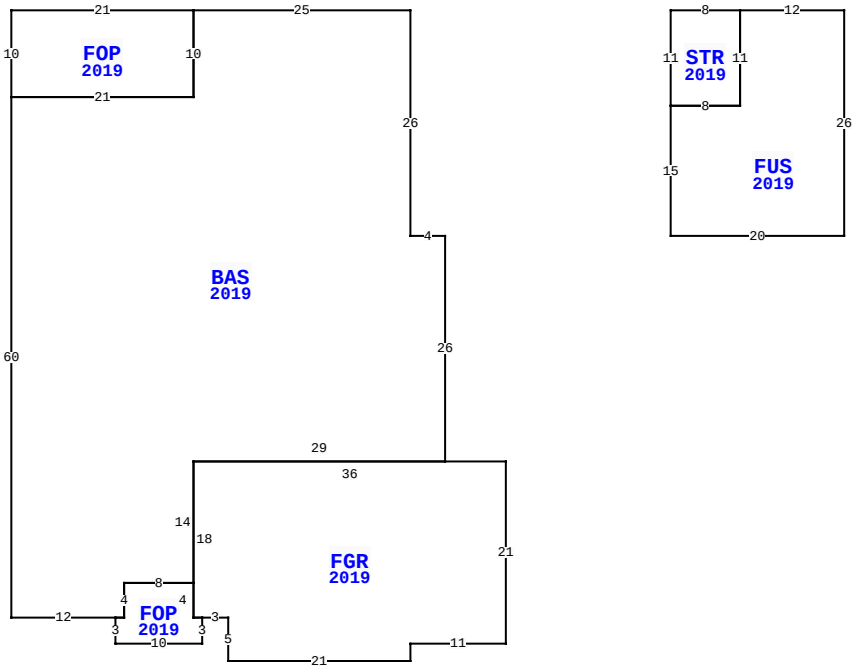
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,632	100	2019	2,632	349,606
FGR	786	55	2019	432	57,382
FOP	62	30	2019	19	2,524
FOP	210	30	2019	63	8,368
FUS	432	100	2019	432	57,382
STR	88	10	2019	9	1,196
TOTALS	4,210			3,587	476,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,587	102.6855	135.54	486,182	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2022 Heated Area: 3064 HX Base Yr 2022



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

94940 S PALM POINTE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		476,458
TOTAL MARKET OB/XF VALUE		52,679
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		654,137
SOH/AGL Deduction		127,183
ASSESSED VALUE		526,954
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		476,232
TOTAL JUST VALUE		654,137
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		582,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004137	SCRN ENCLSR	5,640	05/14/2020
B2001186	SWIM POOL	43,780	02/01/2020
C190922	CO ISSUED	0	08/28/2019
B190922	NEW CONSTR	414,553	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2316/1340	11/01/2019	WD	Q	I	02	423,500

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: ZIMPFER DENNIS S &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W25 FOP=[YR=2019] W21 S10 E21 N10 $ S10 W21 S60 E12 FOP=[YR=2019] S3 E10 N3 FGR=[YR=2019] E3 S5 E21 N2 E11 N21 W36 S18 E1 $ W1 N4 W8 S4 W1 $ E1 N4 E8 N14 E29 N26 W4 N26 $ PTR= E30 STR=[YR=2019] E8 FUS=[YR=2019] E12 S26 W20 N15 E8 N11 $ S11 W8 N11 $ W30 $.

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	8	3	24.00	SF	10.00	10.00	100	2019	2019	3	97	233	
2	0855	CONC PAVER	0	100	0	0	857.00	SF	10.00	10.00	100	2019	2019	3	97	8,313	
3	0911	SCRN RM A	0	100	57	16	912.00	SF	17.50	17.50	100	2020	2020	3	86	13,726	
4	0861	POOL GUNIT	0	100	28	10	280.00	SF	85.00	85.00	100	2020	2020	3	90	21,420	
5	0855	CONC PAVER	0	100	0	0	632.00	SF	10.00	10.00	100	2020	2020	3	98	6,194	
6	0855	CONC PAVER	0	100	95	3	285.00	SF	10.00	10.00	100	2020	2020	3	98	2,793	

LAND DESCRIPTION

TOTAL OB/XF 52,679

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 02/17/2021 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS