LOT 100
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

HUTZ DAVID M & MARGARITA
94934 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0100-0000

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 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

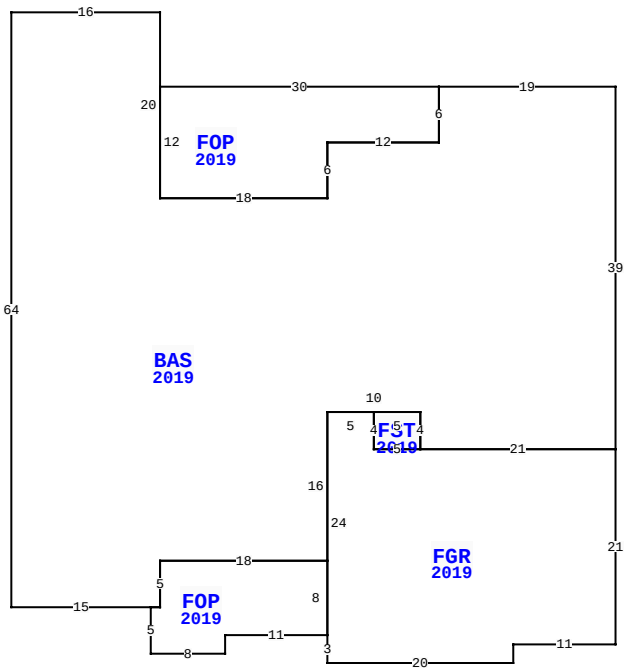
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,823	100	2019	2,823	371,823
FGR	711	55	2019	391	51,499
FOP	163	30	2019	49	6,454
FOP	288	30	2019	86	11,327
FST	20	55	2019	11	1,448
TOTALS	4,005			3,360	442,552

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	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 2823 HX Base Yr 2020



94934 S PALM POINTE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		442,552
TOTAL MARKET OB/XF VALUE		8,740
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		576,292
SOH/AGL Deduction		355,036
ASSESSED VALUE		221,256
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		170,534
TOTAL JUST VALUE		576,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1809186	CO ISSUED	0	02/25/2019
B1809186	NEW CONSTR	385,867	09/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2800/1972	7/16/2025	WD	Q	I	01	630,000
GRANTOR: SUMMERLIN MARK R & AN						
GRANTEE: HUTZ DAVID M & MARG						
2286/0238	6/28/2019	WD	Q	I	01	388,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SUMMERLIN MARK R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W19 FOP=[YR=2019] W30 S12 E18 N6 E12 N6$ S6 W12 S6 W18 N20 W16 S64 E15 FOP=[YR=2019] S5 E8 N2 E11 FGR=[YR=2019] S3 E20 N2 E11 N21 W21 FST=[YR=2019] N4 W5 S4 E5$ W5 N4 W5 S24$ N8 W18 S5 W1$ E1 N5 E18 N16 E10 S4 E21 N39$.

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	30	3	90.00	SF	10.00	10.00	100	2019	2019	3	97	873	
2	0855	CONC PAVER	0	100	0	0	811.00	SF	10.00	10.00	100	2019	2019	3	97	7,867	

LAND DESCRIPTION

TOTAL OB/XF 8,740

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 03/07/2019 BY KW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS