LOT 101
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

MOSS RICHARD B
94928 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0101-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

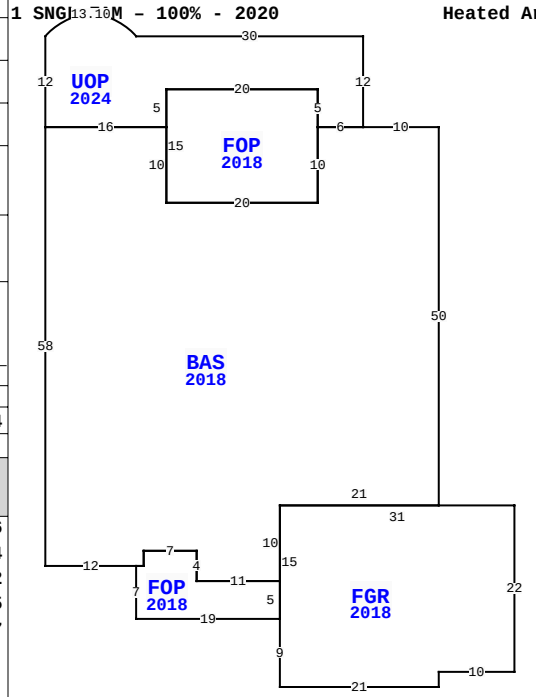
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,656	100	2018	2,656	351,046
FGR	724	55	2018	398	52,604
FOP	125	30	2018	38	5,022
FOP	300	30	2018	90	11,895
UOP	429	20	2024	86	11,367
TOTALS	4,234			3,268	431,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,268	102.6950	135.56	443,010	2018	2018	0	0	0	2.50	97.50

1 SNGL M - 100% - 2020 Heated Area: 2656 HX Base Yr 2020



94928 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		431,935
TOTAL MARKET OB/XF VALUE		16,323
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		573,258
SOH/AGL Deduction		195,238
ASSESSED VALUE		378,020
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		322,298
TOTAL JUST VALUE		573,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		502,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1808087	CO ISSUED	0	01/03/2019
B1808087	NEW CONSTR	360,777	08/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2255/1701	2/15/2019	WD	Q	I	01	377,200

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MOSS RICHARD B & MI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W10 W6 S10 W20 N10 W16 S58 E12 E1 N2 E7 S4 E11 N10 E21 N50 $
FGR=[YR=2018;ORIG=-21,65] S9 E21 N2 E10 N22 W31 S15 $
FOP=[YR=2018;ORIG=-16,0] N5 W20 S15 E20 N10 $
FOP=[YR=2018;ORIG=-40,58] S7 E19 N5 W11 N4 W7 S2 W1 $
UOP=[YR=2024;ORIG=-10,0] W6 N5 W20 S5 W16 N12 E12G106 E30 S12 $
.

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	27	3	81.00	SF	10.00	10.00	100	2018	2018	3	97	786	
2	0855	CONC PAVER	0	100	0	0	740.00	SF	10.00	10.00	100	2018	2018	3	97	7,178	
3	0462	ST/AL FNC	0	100	224	0	896.00	SF	10.00	10.00	100	2019	2019	3	87	7,795	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 16,323

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 04/18/2024 BY NWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS