

LOT 103
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

WIRTH RONALD L
94881 S PALM POINTE DR
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0103-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,209	100	2020	2,209	311,192
FGR	678	55	2020	373	52,546
FOP	78	30	2020	23	3,240
FOP	198	30	2020	59	8,311
PTO	120	5	2020	6	845
TOTALS	3,283			2,670	376,135

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0	100	9	3		27.00 SF 10.00	
2	0855	CONC PAVER	0	100	0	0		860.00 SF 10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,670	108.3456	143.02	381,863	2020	2020	0	0	1.50	98.50
1 SNGL FAM - 100% - 2024 Heated Area: 2209 HX Base Yr 2024											
94881 S PALM POINTE DR, FERNANDINA BEACH											

TOTAL OB/XF									
8,693									
94881 S PALM POINTE DR, FERNANDINA BEACH									

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		376,135	
TOTAL MARKET OB/XF VALUE		8,693	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		509,828	
SOH/AGL Deduction		267,904	
ASSESSED VALUE		241,924	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		186,202	
TOTAL JUST VALUE		509,828	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		441,763	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005207	SOLAR PANELS	17,000	08/01/2020
C1908694	CO ISSUED	0	04/14/2020
B1908694	NEW CONSTR	306,626	11/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2360/0239	5/07/2020	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: WIRTH RONALD L					

BUILDING NOTES									
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BAS=[YR=2020] W14 PTO=[YR=2020] N6 W20 S6 E20\$
FOP=[YR=2020] W20 S10 E18 U2 R2 N8\$ S8 D2 L2 W18 N10 W18
S63 E13 FOP=[YR=2020] S4 E8 N8 FGR=[YR=2020] E20 N2 E11 N20
W29 D3 L3 S19 E1\$ W1 N3 W6 S7 W1\$ E1 N7 E6 N16 U3 R3 E29
N37\$.