

LOT 104
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

SCHINNER ASHLEY D & JOSEPH E
94887 PALM POINTE DRIVE S
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0104-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	31	HARDIE BRD 100		0900	01	3,344	102.9572	135.90	454,450	2020	2020	0	0	0	1.50	98.50	VALUATION BY STANDARD																
Roof Structur	08	IRREGULAR 100		1 SNGL FAM - 100% - 2021										Heated Area: 2805										HX Base Yr 2021									
Roof Cover	03	COMP SHNGL 100																						Tax Group: 4									
Interior Wall	05	DRYWALL 100																						Tax Dist:									
Interior Floo	11	CLAY TILE 60																						BUILDING MARKET VALUE									
Interior Floo	14	CARPET 40																						TOTAL MARKET OB/XF VALUE									
Air Condition	03	CENTRAL 100																						TOTAL LAND VALUE - MARKET									
Heating Type	04	AIR DUCTED 100																						TOTAL MARKET VALUE									
Bedrooms		4 100																						SOH/AGL Deduction									
Bathrooms		3 100																						ASSESSED VALUE									
Frame	02	WOOD FRAME 100																						TOTAL EXEMPTION VALUE									
Stories	1.	1. 100																						BASE TAXABLE VALUE									
Units	00	0 100																						TOTAL JUST VALUE									
Occupancy	00	NONE 100																						NCON VALUE									
																								INCOME VALUE									
																								PREVIOUS YEAR MKT VALUE									