

LOT 105
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

RECKTENWALD KENNETH L
94893 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0105-0000



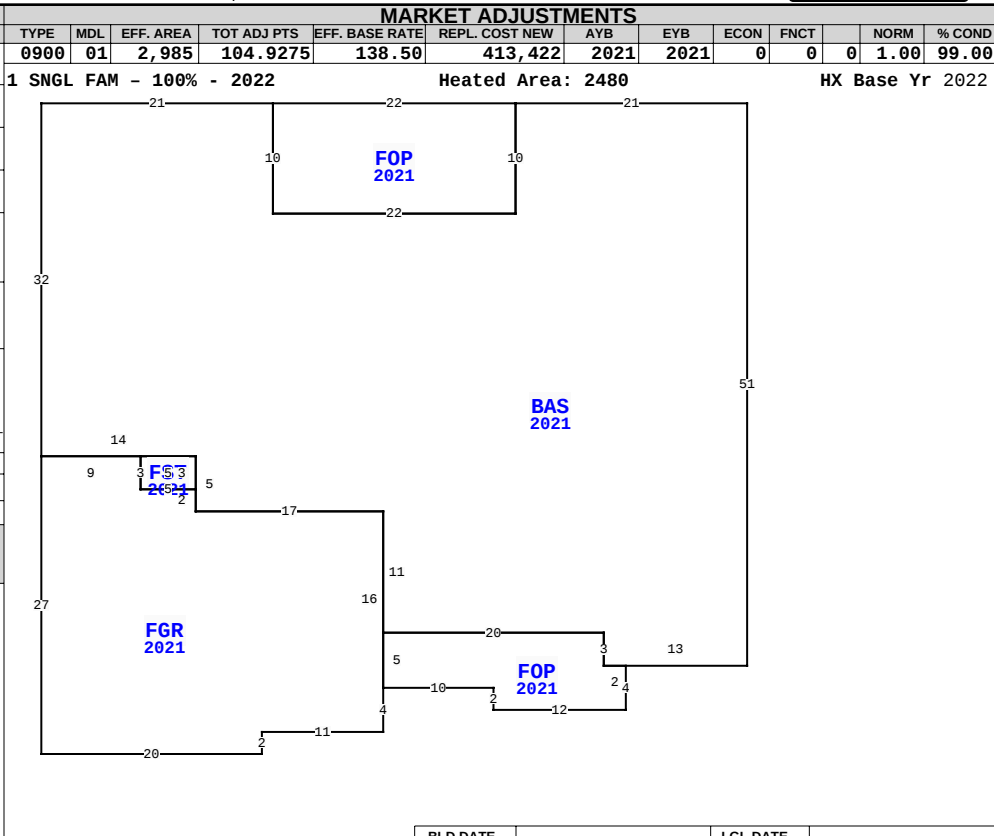
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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	2,480	100	2021	2,480	340,045
FGR	715	55	2021	393	53,887
FOP	128	30	2021	38	5,210
FOP	220	30	2021	66	9,050
FST	15	55	2021	8	1,097
TOTALS	3,558			2,985	409,288

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	36	3			10.00	100	2021
2	0855	CONC PAVER	0	100	40	16			10.00	100	2021

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



94893 S PALM POINTE DR, FERNANDINA BEACH	BLD DATE		LGL DATE	05/06/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF											
7,405											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		409,288	
TOTAL MARKET OB/XF VALUE		7,405	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		541,693	
SOH/AGL Deduction		115,205	
ASSESSED VALUE		426,488	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		375,766	
TOTAL JUST VALUE		541,693	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		471,960	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009983	CO ISSUED	0	02/22/2021
B2009983	NEW CONSTR	348,332	10/20/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2448/0286	3/29/2021	WD	Q	I	01
GRANTOR: SEDA CONSTRUCTION COM					SALE PRICE
GRANTEE: RECKTENWALD KENNETH					425,900

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W21 FOP=[YR=2021] W22 S10 E22 N10\$ S10 W22 N10 W21 S32 FGR=[YR=2021] S27 E20 N2 E11 N4 FOP=[YR=2021] E10 S2 E12 N4 W2 N3 W20 S5\$ N16 W17 N2 FST=[YR=2021] N3 W5 S3 E5\$ W5 N3 W9\$ E14 S5 E17 S11 E20 S3 E13 N51\$.											