LOT 106
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

BECKWITH DANIEL E & LEAH
94899 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0106-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

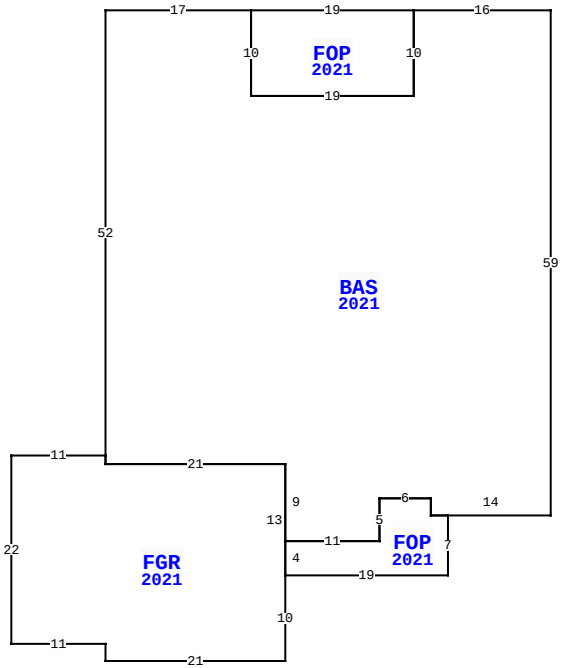
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,773	100	2021	2,773	373,082
FGR	725	55	2021	399	53,682
FOP	112	30	2021	34	4,575
FOP	190	30	2021	57	7,669
TOTALS	3,800			3,263	439,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,263	102.9572	135.90	443,442	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2773 HX Base Yr 2022



94899 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		439,008
TOTAL MARKET OB/XF VALUE		51,556
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		615,564
SOH/AGL Deduction		192,752
ASSESSED VALUE		422,812
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		372,090
TOTAL JUST VALUE		615,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		545,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017682	SWIM POOL	68,875	12/01/2022
C2012622	CO ISSUED	0	07/12/2021
B2012622	NEW CONSTR	381,754	12/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2481/1508	7/22/2021	WD	Q	I	01	435,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: BECKWITH DANIEL E &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 FOP=[YR=2021] W19 S10 E19 N10$ S10 W19 N10 W17 S52 FGR=[YR=2021] W11 S22 E11 S2 E21 N10 FOP=[YR=2021] E19 N7 W2 N2 W6 S5 W11 S4$ N13 W21 N1$ S1 E21 S9 E11 N5 E6 S2 E14 N59$.

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	29	3	87.00	SF	10.00	10.00	100	2021	2021	3	99	861	
2	0855	CONC PAVER	0	100	0	0	905.00	SF	10.00	10.00	100	2021	2021	3	99	8,960	
3	0861	POOL GUNIT	1	100	0	0	392.00	SF	85.00	85.00	100	2023	2023		98	32,654	
4	0855	CONC PAVER	1	100	0	0	722.00	SF	10.00	10.00	100	2023	2023		100	7,220	
5	0476	VF 6 SBPL	1	100	0	0	40.00	LF	32.00	32.00	100	2023	2023		99	1,267	
6	0470	VNYL GATE	1	100	0	0	2.00	UT	300.00	300.00	100	2023	2023		99	594	

LAND DESCRIPTION

TOTAL OB/XF 51,556

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	000100	C	RES	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 05/10/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS