LOT 107
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

KINGERY BARRY D & STEPHANIE L
94905 PALM POINTE DRIVE S
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0107-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

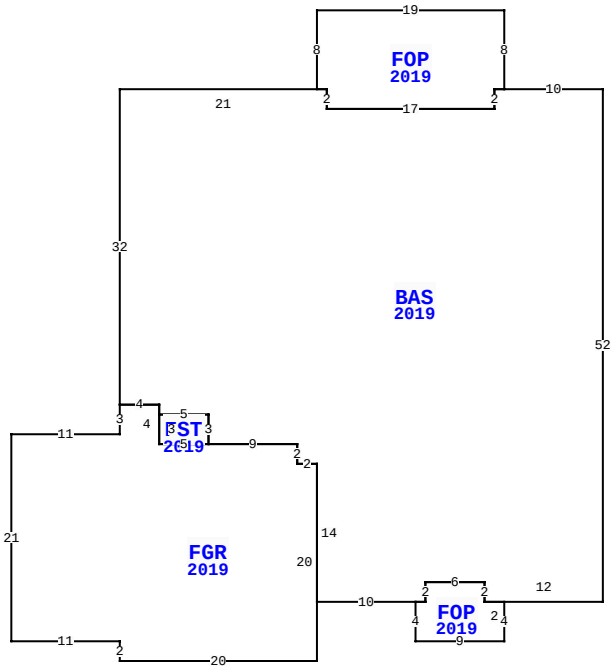
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,155	100	2019	2,155	303,565
FGR	683	55	2019	376	52,965
FOP	48	30	2019	14	1,972
FOP	186	30	2019	56	7,888
FST	15	55	2019	8	1,127
TOTALS	3,087			2,609	367,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,609	108.8928	143.74	375,018	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2021 Heated Area: 2155 HX Base Yr 2021



BLD DATE	05/10/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

94905 S PALM POINTE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		367,518
TOTAL MARKET OB/XF VALUE		85,723
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		578,241
SOH/AGL Deduction		315,505
ASSESSED VALUE		262,736
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		212,014
TOTAL JUST VALUE		578,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016508	SWIM POOL	54,000	11/03/2022
C1906346	CO ISSUED	0	01/29/2020
19006346	NEW CONSTR	311,605	06/14/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2381/1958	8/03/2020	WD	Q	I	02	350,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: KINGERY BARRY D & S

BUILDING NOTES

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	0	0	1,041.00	SF	10.00	10.00	100	2019	2019	3	97	10,098	
2	0855	CONC PAVER	0	100	0	0	63.00	SF	10.00	10.00	100	2019	2019	3	97	611	
3	0912	SCRN RM G	1	100	0	0	1,448.00	SF	20.00	20.00	100	2023	2023		97	28,091	
4	0861	POOL GUNIT	1	100	0	0	410.00	SF	85.00	85.00	100	2023	2023		98	34,153	
5	0855	CONC PAVER	1	100	0	0	1,037.00	SF	10.00	10.00	100	2023	2023		100	10,370	
6	0855	CONC PAVER	1	100	80	3	240.00	SF	10.00	10.00	100	2023	2023		100	2,400	

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W10 W1 S2 W17 N2 W21 S32 E4 S1 E5 S3 E9 S2 E2 S14 E10 E1 N2 E6 S2 E12 N52 $
FGR=[YR=2019;ORIG=-49,32] S3 W11 S21 E11 S2 E20 N20 W2 N2 W9 W5 N4 W4 $
FOP=[YR=2019;ORIG=-10,0] N8 W19 S8 E1 S2 E17 N2 E1 $
FOP=[YR=2019;ORIG=-19,52] S4 E9 N4 W2 N2 W6 S2 W1 $
FST=[YR=2019;ORIG=-40,36] N3 W5 S3 E5 $
.

LAND DESCRIPTION

TOTAL OB/XF 85,723

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