LOT 108
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

CONNOLLY JOHN R & BARBARA A
94911 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0108-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

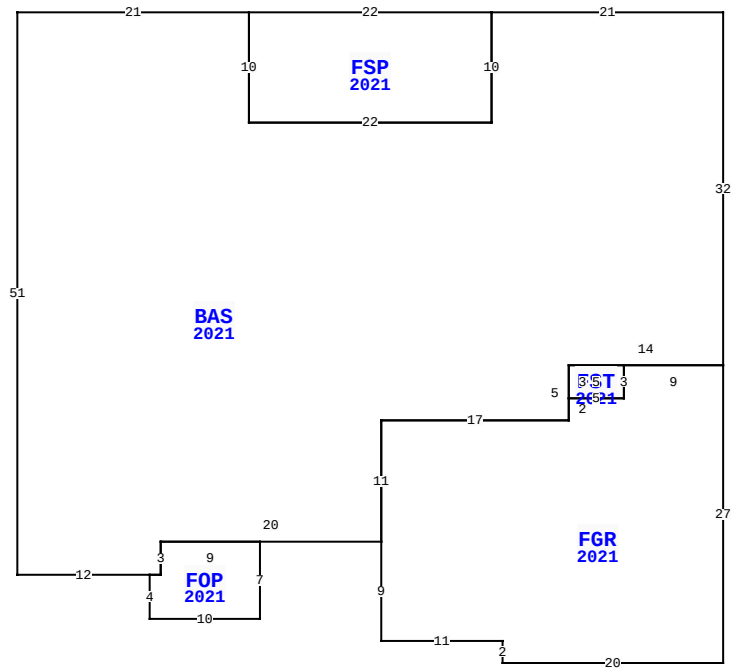
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,480	100	2021	2,480	331,379
FGR	715	55	2021	393	52,513
FOP	67	30	2021	20	2,672
FSP	220	40	2021	88	11,758
FST	15	55	2021	8	1,069
TOTALS	3,497			2,989	399,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,989	102.2485	134.97	403,425	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2480 HX Base Yr 2022



94911 S PALM POINTE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		399,391
TOTAL MARKET OB/XF VALUE		60,006
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		584,397
SOH/AGL Deduction		112,006
ASSESSED VALUE		472,391
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		416,669
TOTAL JUST VALUE		584,397
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		515,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018830	SCREEN RM	18,800	12/27/2022
22007000	SWIM POOL	52,000	05/05/2022
C2012767	CO ISSUED	0	11/22/2021
B2012767	NEW CONSTR	365,146	12/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2519/0538	12/06/2021	WD	Q	I	01	547,700

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: CONNOLLY JOHN R & B

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W21 FSP=[YR=2021] W22 S10 E22 N10$ S10 W22 N10 W21 S51 E12 FOP=[YR=2021] S4 E10 N7 W9 S3 W1 $ E1 N3 E20 FGR=[YR=2021] S9 E11 S2 E20 N27 W9 FST=[YR=2021] W5 S3 E5 N3 $ S3 W5 S2 W17 S11$ N11 E17 N5 E14 N32$.

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	860.00	SF	10.00	10.00	100	2021	2021	3	99	8,514	
2	0855	CONC PAVER	0	100	3	24	72.00	SF	10.00	10.00	100	2021	2021	3	99	713	
3	0855	CONC PAVER	1	100	0	0	960.00	SF	10.00	10.00	100	2023	2023		100	9,600	
4	0861	POOL GUNIT	1	100	0	0	390.00	SF	85.00	85.00	100	2023	2023		98	32,487	
5	0470	VNYL GATE	1	100	0	0	2.00	UT	300.00	300.00	100	2023	2023		99	594	
6	0476	VF 6 SBPL	1	100	0	0	112.00	LF	32.00	32.00	100	2023	2023		99	3,548	
7	0855	CONC PAVER	1	100	87	3	261.00	SF	10.00	10.00	100	2023	2023		100	2,610	
8	0871	POOL HTR R	1	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2023		97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 60,006

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 12/07/2021 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS