LOT 110
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

SHAW WILLIAM P & SANDRA K
94923 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0110-0000

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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

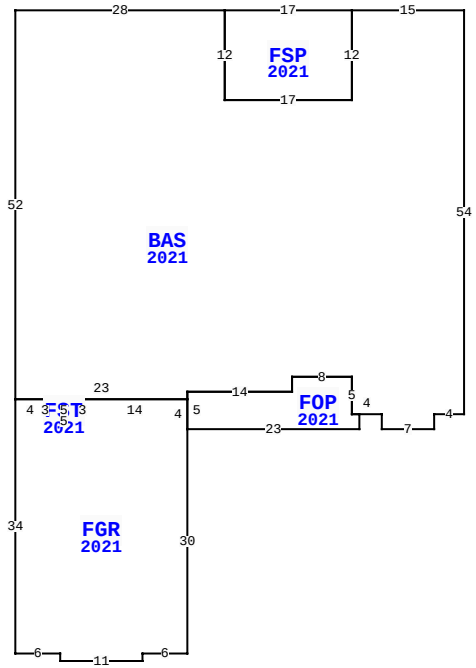
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,922	100	2021	2,922	388,790
FGR	778	55	2021	428	56,948
FOP	128	30	2021	38	5,056
FSP	204	40	2021	82	10,911
FST	15	55	2021	8	1,064
TOTALS	4,047			3,478	462,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,478	101.8210	134.40	467,443	2021	2021	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2922 HX Base Yr 2022



94923 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		462,769
TOTAL MARKET OB/XF VALUE		12,335
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		600,104
SOH/AGL Deduction		126,188
ASSESSED VALUE		473,916
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		418,194
TOTAL JUST VALUE		600,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		527,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2500758	CONVERT EXISTING	15,979	01/30/2025
C2012619	CO ISSUED	0	11/10/2021
B2012619	NEW CONSTR	408,015	12/16/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2519/1912	12/08/2021	WD	Q	I	01	528,500

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: SHAW WILLIAM P & SA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W15 FSP=[YR=2021] W17 S12 E17 N12$ S12 W17 N12 W28 S52 FGR=[YR=2021] S34 E6 S1 E11 N1 E6 N30 FOP=[YR=2021] E23 N2 W1 N5 W8 S2 W14 S5$ N4 W14 FST=[YR=2021] W5 S3 E5 N3$ S3 W5 N3 W4$ E23 N1 E14 N2 E8 S5 E4 S2 E7 N2 E4 N54$.

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	1,246.00	SF	10.00	10.00	100	2021	2021	3	99	12,335	

LAND DESCRIPTION

TOTAL OB/XF 12,335

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