

LOT 112
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

P&LAME1 LLC
PO BOX 950
FERNANDINA BEACH, FL 32035

2025

29-2N-28-0117-0112-0000



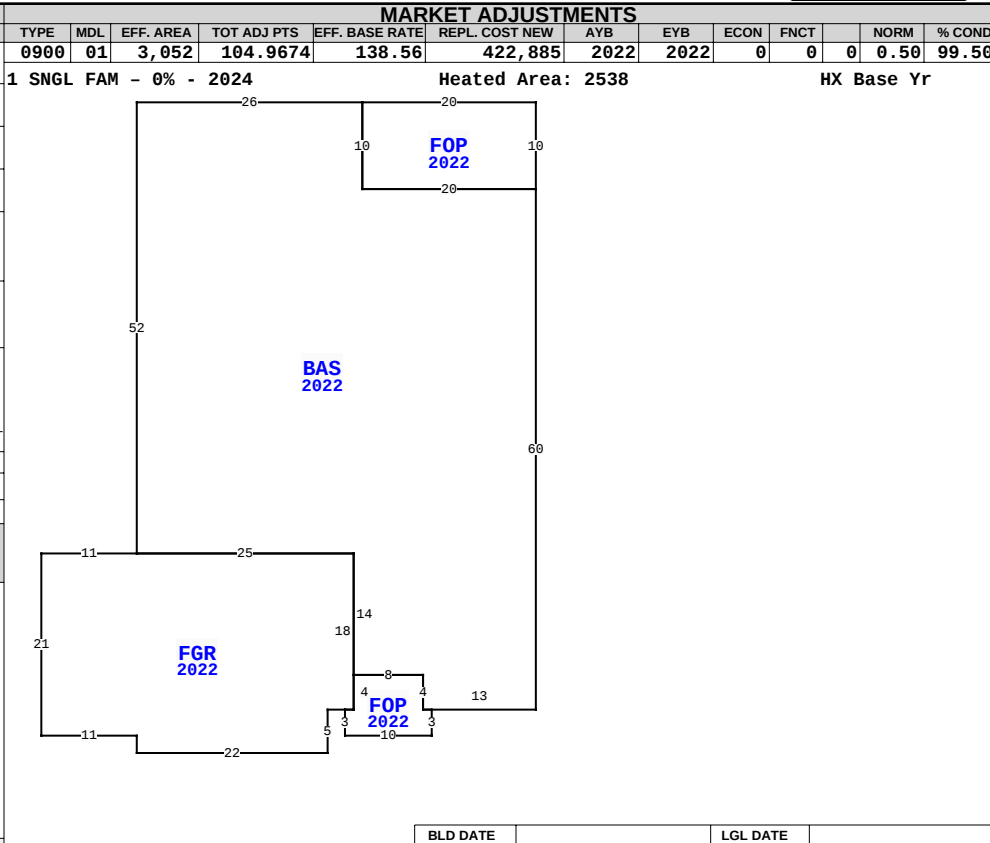
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,538	100	2022	2,538	349,907
FGR	791	55	2022	435	59,973
FOP	62	30	2022	19	2,620
FOP	200	30	2022	60	8,272
TOTALS	3,591			3,052	420,771

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0855	CONC PAVER	0	0	0	0	892.00	SF	10.00	10.00	100	2022	2022

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00



94935 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													
8,831													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		420,771	
TOTAL MARKET OB/XF VALUE		8,831	
TOTAL LAND VALUE - MARKET		125,000	
TOTAL MARKET VALUE		554,602	
SOH/AGL Deduction		21,792	
ASSESSED VALUE		532,810	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		532,810	
TOTAL JUST VALUE		554,602	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		484,373	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109489	NEW CONSTR	378,212	07/20/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2613/1991	1/18/2023	WD	Q	I	01	515,000
GRANTOR: MOORE VAN A & DIANE L						
GRANTEE: P&LAME1LLC						
2587/0143	8/26/2022	WD	Q	I	01	604,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MOORE VAN A & DIANE						

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
FOP=[YR=2022] W20 BAS=[YR=2022] W26 S52 FGR=[YR=2022] W11 S21 E11 S2 E22 N5 E2 FOP=[YR=2022] S3 E10 N3 W1 N4 W8 S4 W1\$ E1 N18 W25\$ E25 S14 E8 S4 E13 N60 W20 N10\$ S10 E20 N10\$.													