LOT 113
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

CHILDERS CECILE J L/E/
94941 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0113-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

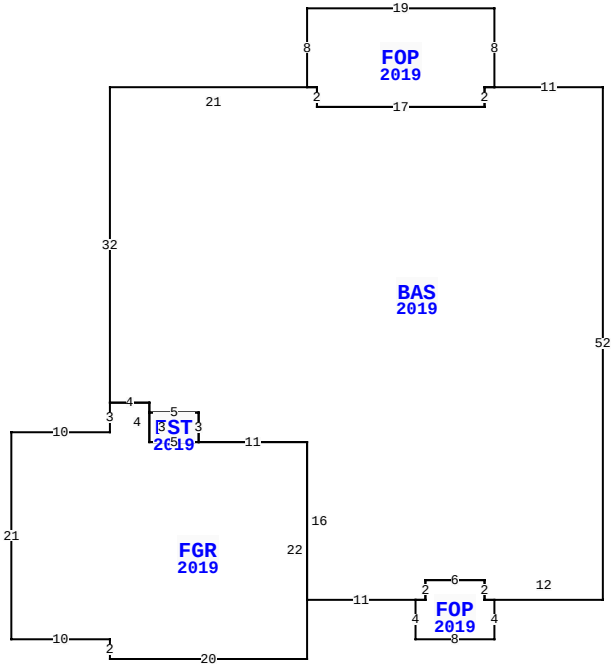
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,203	100	2019	2,203	306,937
FGR	666	55	2019	366	50,993
FOP	44	30	2019	13	1,811
FOP	186	30	2019	56	7,803
FST	15	55	2019	8	1,114
TOTALS	3,114			2,646	368,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,646	107.7072	142.17	376,182	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2021 Heated Area: 2203 HX Base Yr 2021



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

94941 S PALM POINTE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		368,658
TOTAL MARKET OB/XF VALUE		8,749
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		502,407
SOH/AGL Deduction		254,489
ASSESSED VALUE		247,918
TOTAL EXEMPTION VALUE	HX HB VX WX	60,722
BASE TAXABLE VALUE		187,196
TOTAL JUST VALUE		502,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,728

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900907	CO ISSUED	0	08/20/2019
B1900907	NEW CONSTR	305,400	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2616/0726	1/26/2023	WD	U	I	11	100
GRANTOR: CHILDERS CECILE J						
GRANTEE: CHILDERS CECILE J R						
2431/0530	2/02/2021	QC	U	I	11	49,100
GRANTOR: DUBLIN RANDIE L						
GRANTEE: CHILDERS CECILE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W11 FOP=[YR=2019] N8 W19 S8 E1 S2 E17 N2 E1 $ W1 S2 W17 N2 W21 S32 FGR=[YR=2019] S3 W10 S21 E10 S2 E20 N22 W11 FST=[YR=2019] N3 W5 S3 E5 $ W5 N4 W4 $ E4 S1 E5 S3 E11 S16 E11 FOP=[YR=2019] S4 E8 N4 W1 N2 W6 S2 W1 $ E1 N2 E6 S2 E12 N52 $.

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	902.00	SF	10.00	10.00	100	2019	2019	3	97	8,749	

LAND DESCRIPTION

TOTAL OB/XF 8,749

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 08/01/2019 BY RK Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS