LOT 115
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

JAIN TANA MARIE & DAVID LEE
94953 PALM POINTE DRIVE S
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0115-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

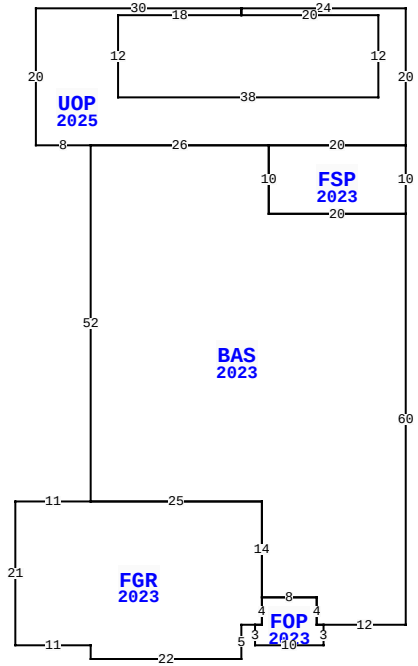
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4087.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,538	100	2023	2,538	325,016
FGR	791	55	2023	435	55,706
FOP	62	30	2023	19	2,433
FSP	200	40	2023	80	10,245
UOP	624	20	2025	125	16,008
TOTALS	4,215			3,197	409,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,197	97.0140	128.06	409,408	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2538 HX Base Yr 2024



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

94953 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		409,408
TOTAL MARKET OB/XF VALUE		55,094
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		589,502
SOH/AGL Deduction		57,598
ASSESSED VALUE		531,904
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		481,182
TOTAL JUST VALUE		589,502
NCON VALUE		61,352
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230009504		50,000	07/25/2023
22005227	CO ISSUED	0	01/25/2023
22005227	NEW CONSTR	431,140	04/05/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2615/1554	1/27/2023	WD	Q	I	01	534,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: JAIN TANA MARIE & D

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	930.00	SF	10.00	10.00	100	2023	2023		100	9,300	
2	0855	CONC PAVER	0	100	0	0	45.00	SF	10.00	10.00	100	2023	2023		100	450	
3	0476	VF 6 SBPL	0	100	0	0	87.00	LF	32.00	32.00	100	2025	2024		100	2,784	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	
5	0861	POOL GUNIT	0	100	0	0	456.00	SF	85.00	85.00	100	2025	2024		100	38,760	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
7	0855	CONC PAVER	0	100	0	0	150.00	SF	10.00	10.00	100	2025	2024		100	1,500	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=90,10] W20 N10 W26 S52 E25 S14 E8 S4 E1 E12 N60 $
FGR=[YR=2023;ORIG=33,52] E11 E25 S14 S4 W1 W2 S5 W22 N2 W11 N21 $
FSP=[YR=2023;ORIG=90,0] W20 S10 E20 N10 $
FOP=[YR=2023;ORIG=69,66] E8 S4 E1 S3 W10 N3 E1 N4 $
UOP=[YR=2025;ORIG=36,0] E8 E26 E20 N20 W24 S1 E20 S12 W38 N12 E18 N1 W30 S20 $
.

LAND DESCRIPTION

TOTAL OB/XF 55,094

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 01/09/2025 BY TWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS