LOT 116
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

FLOWERS JEFFERY A & ERIN M
94959 PALM POINTE DRIVE S
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0116-0000

BUILDING CHARACTERISTICS

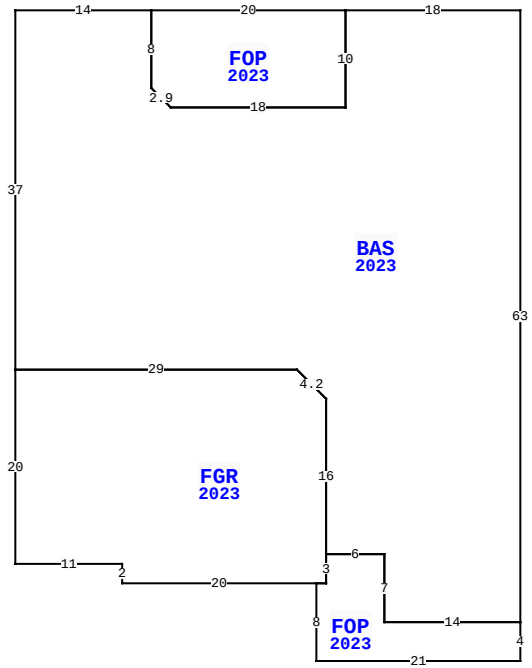
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,209	100	2023	2,209	298,370
FGR	678	55	2023	373	50,381
FOP	130	30	2023	39	5,268
FOP	198	30	2023	59	7,969
TOTALS	3,215			2,680	361,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,680	102.3264	135.07	361,988	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2209 HX Base Yr 2024



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

94959 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		361,988
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		486,988
SOH/AGL Deduction		57,073
ASSESSED VALUE		429,915
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		379,193
TOTAL JUST VALUE		486,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO230005815			05/05/2023
22009300	NEW CONSTR	363,008	06/17/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2654/947	7/17/2023	WD	Q	I	01	584,500

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: FLOWERS JEFFERY A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=110,-10] W18 S10 W18 U2L2 N8 W14 S37 E29 D3R3 S16 E6 S7 E14 N63 $
FOP=[YR=2023;ORIG=92,-10] W20 S8 D2R2 E18 N10 $
FGR=[YR=2023;ORIG=58,27] E29 D3R3 S16 S3 W1 W20 N2 W11 N20 $
FOP=[YR=2023;ORIG=90,46] E6 S7 E14 S4 W21 N8 E1 N3 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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 05/10/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS