

LOT 118
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

LONGACRE JAMES R & MIKOLEAN M
94971 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0118-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
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	2,207	100	2021	2,207	282,312
FGR	714	55	2021	393	50,272
FOP	44	30	2021	13	1,663
FOP	186	30	2021	56	7,163
FST	15	55	2021	8	1,023
UOP	848	20	2025	170	21,746
TOTALS	4,014			2,847	364,179

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,847	105.3360	139.04	395,847	2021	2021	7	0	0	92.00
1 SNGL FAM - 0% - 2025 Heated Area: 2207 HX Base Yr											