LOT 121
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

BROOKS MICHAEL/WOMBLE VALERIE
94989 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2025

29-2N-28-0117-0121-0000

BUILDING CHARACTERISTICS

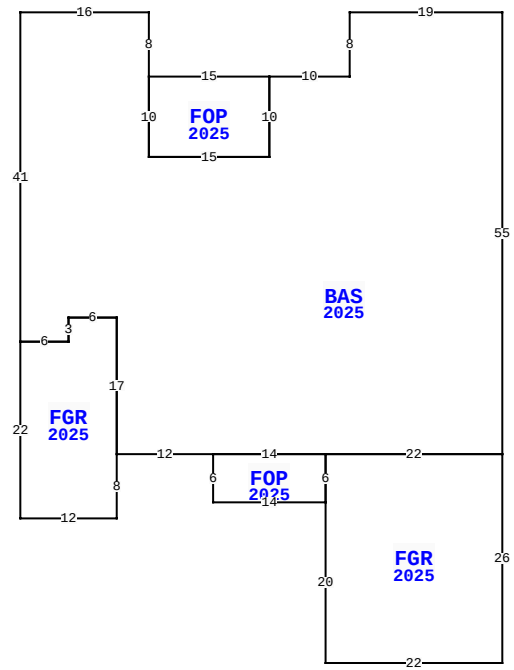
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,764	100	2025	2,764	371,482
FGR	282	55	2025	155	20,832
FGR	572	55	2025	315	42,336
FOP	84	30	2025	25	3,360
FOP	150	30	2025	45	6,048
TOTALS	3,852			3,304	444,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,304	101.8210	134.40	444,058	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2025 Heated Area: 2764 HX Base Yr



94989 S PALM POINTE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	444,058
TOTAL MARKET OB/XF VALUE	11,520
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	580,578
SOH/AGL Deduction	59,115
ASSESSED VALUE	521,463
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	521,463
TOTAL JUST VALUE	580,578
NCON VALUE	455,578
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240010854	CO		09/23/2024
B240004106	NEW SFR T-3818 H-	518,666	04/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2771/235	2/28/2025	WD	Q	I	02	607,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: BROOKS MICHAEL

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	0	0	0	1,152.00	SF	10.00	10.00	100	2025	2024		100	11,520	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,9] E16 S8 S10 E15 N10 E10 N8 E19 S55 W22 W14 W12 N17 W6 S3 W6 N41 $
FGR=[YR=2025;ORIG=70,64] W22 S6 S20 E22 N26 $
FGR=[YR=2025;ORIG=22,47] W6 S3 W6 S22 E12 N8 N17 $
FOP=[YR=2025;ORIG=26,27] E15 N10 W15 S10 $
FOP=[YR=2025;ORIG=48,64] W14 S6 E14 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,520

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	0		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 08/13/2024 BY TWWW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/30/2025 BY SYS