LOT 5 (EX W1.1 FT S-1) &
W1.1 FT OF LOT 6 (S-1)
IN OR 2447/834

SAPP WOODROW JR & DIANE M
95049 SANDPIPER LOOP
FERNANDINA BEACH, FL 32034

2026

00-00-30-2060-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

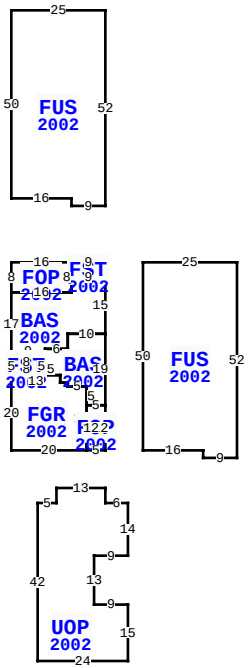
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	01	FLAT 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	3.	3. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100	2002	216	28,867
BAS	389	100	2002	389	51,988
FGR	381	55	2002	210	28,065
FOP	60	30	2002	18	2,405
FOP	128	30	2002	38	5,078
FST	36	55	2002	20	2,673
FST	40	55	2002	22	2,940
FUS	1,268	100	2002	1,268	169,461
FUS	1,268	100	2002	1,268	169,461
UOP	943	20	2002	189	25,259
TOTALS	4,729			3,638	486,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	3,638	143.8200	151.01	549,374	2002	2002	0	0	0	11.50	88.50

1 TOWNHOUSE 0% - 0 Heated Area: 3141 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

95049 SANDPIPER LOOP, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	486,196
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	650,000
TOTAL MARKET VALUE	1,146,196
SOH/AGL Deduction	66,681
ASSESSED VALUE	1,079,515
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,079,515
TOTAL JUST VALUE	1,146,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	981,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21888	REMODEL	20,000	09/01/2008
B18748	REMODEL	42,000	12/01/2006
M12298	MECH OTHER	0	12/01/2006
B18748	REMODEL	42,000	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2447/0834	3/30/2021	WD	Q	I	01	839,900
GRANTOR: WIMSETT CHARLES C & P						
GRANTEE: SAPP WOODROW JR & D						
1928/0275	7/15/2014	WD	Q	I	02	555,000
GRANTOR: AGNEW SAMUEL G & DENI						
GRANTEE: WIMSETT CHARLES C &						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2002] W9 FOP=[YR=2002] W16 S8 BAS=[YR=2002] S17 FST=[YR=2002] S5 FGR=[YR=2002] S20 E20 FOP=[YR=2002] E5 N12 BAS=[YR=2002] N19 W10S4 W6 S2 W1 S5 E5 S2 E2 S1 E5 S5 E5 $ W5 S12 $ N17 W5 N1 W2 N2 W13 $ E8 N5 W8 $ E9 N2 E6 N4 E10N15 W9 S4 W16 $ E16 N8 $ S4 E9 N4$ PTR= E10 FUS=[YR=2002] E25 S52 W9 N2 W16 N50 $ W10 $ PTR= N15 FUS=[YR=2002] N52 W25 S50 E16 S2 E9 $ S15 $ PTR=S60 UOP=[YR=2002] S4 E6 S14 W9 S13 E9 S15 W24 N42 E5 N4 E13 $ N60$.

EXTRA FEATURES

L N	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
3	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2002	2002	3	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		RG-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	650,000.00	650,000.00	650,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 07/09/2026 BY SYS