LOT 1
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

PLAYER RALPH D JR & ROWENA M L/E/
95001 PALM POINT DR N
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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

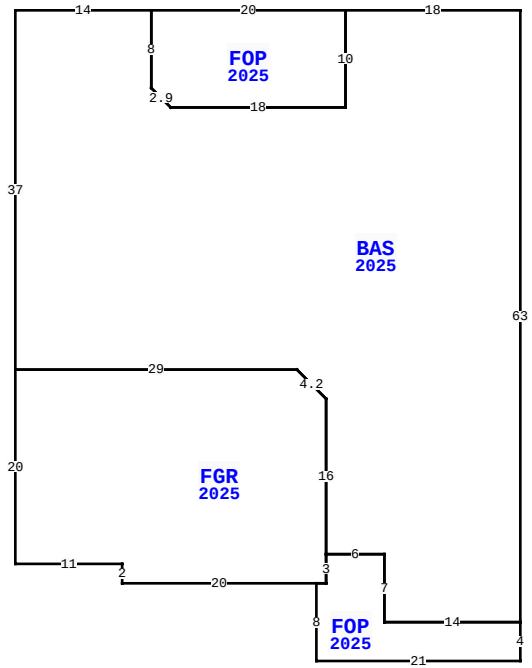
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4087.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,209	100	2025	2,209	308,023
FGR	678	55	2025	373	52,011
FOP	130	30	2025	39	5,438
FOP	198	30	2025	59	8,227
TOTALS	3,215			2,680	373,699

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	100.3200	139.44	373,699	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 2209 HX Base Yr 2026



95001 N PALM POINTE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		373,699
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		498,699
SOH/AGL Deduction		0
ASSESSED VALUE		498,699
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		447,288
TOTAL JUST VALUE		498,699
NCON VALUE		373,699
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250001238	NEW SFR	423,807	02/05/2025
B240010210	NEW SFR	423,807	09/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2844/556	12/15/2025	LE	U	I	11	100
GRANTOR: PLAYER RALPH D JR & R						
GRANTEE: PLAYER LANCE DERRIC						
2771/1180	3/04/2025	WD	Q	I	01	589,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: PLAYER RALPH D JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E14 S8 D2R2 E18 N10 E18 S63 W14 N7 W6 N16 U3L3 W29 N37 $
FOP=[YR=2025;ORIG=44,20] W18 U2L2 N8 E20 S10 $
FOP=[YR=2025;ORIG=42,66] E6 S7 E14 S4 W21 N8 E1 N3 $
FGR=[YR=2025;ORIG=39,47] W29 S20 E11 S2 E20 E1 N3 N16 U3L3 $
.

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 03/04/2025 BY TW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS