LOT 2
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

ROSENSTEIN MICHAEL B REVOCABLE TRUST/ROSENSTEIN MI
95007 N PALM POINTE DRIVE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

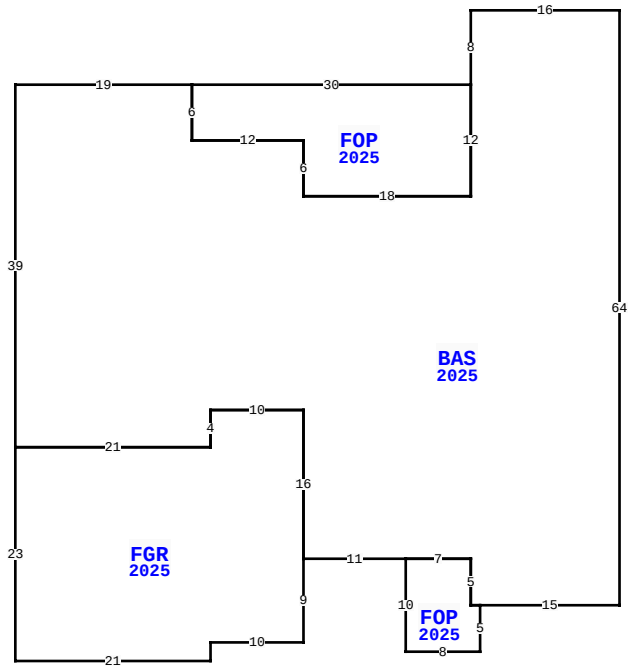
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,823	100	2025	2,823	375,205
FGR	733	55	2025	403	53,563
FOP	75	30	2025	22	2,924
FOP	288	30	2025	86	11,430
TOTALS	3,919			3,334	443,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,334	95.6156	132.91	443,122	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 2823 HX Base Yr 2025



95007 N PALM POINTE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		443,122
TOTAL MARKET OB/XF VALUE		80,672
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		648,794
SOH/AGL Deduction		813
ASSESSED VALUE		647,981
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		596,570
TOTAL JUST VALUE		648,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012376	CRT POOL	100,000	11/04/2024
240010331	CO		09/09/2024
B240002881	NEW SFR T-3903 H-	527,461	03/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2738/1130	9/16/2024	SW	Q	I	02	638,100

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: ROSENSTEIN MICHAEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,18] E19 S6 E12 S6 E18 N12 N8 E16 S64 W15 W1 N5 W7 W11 N16 W10 S4 W21 N39 $
FOP=[YR=2025;ORIG=59,18] W30 S6 E12 S6 E18 N12 $
FGR=[YR=2025;ORIG=41,53] W10 S4 W21 S23 E21 N2 E10 N9 N16 $
FOP=[YR=2025;ORIG=52,69] E7 S5 E1 S5 W8 N10 $
.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2025	04	100	50,000	
5	0911	SCRN RM A	0	100	0	0	1,704.00	SF	18.00	18.00	100	2025	2025		100	30,672	

LAND DESCRIPTION

TOTAL OB/XF 80,672

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