LOT 7
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

CEDOLA STEPHEN & KATHERINE M L/E/
95037 PALM POINTE DRIVE N
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0007-0000

BUILDING CHARACTERISTICS

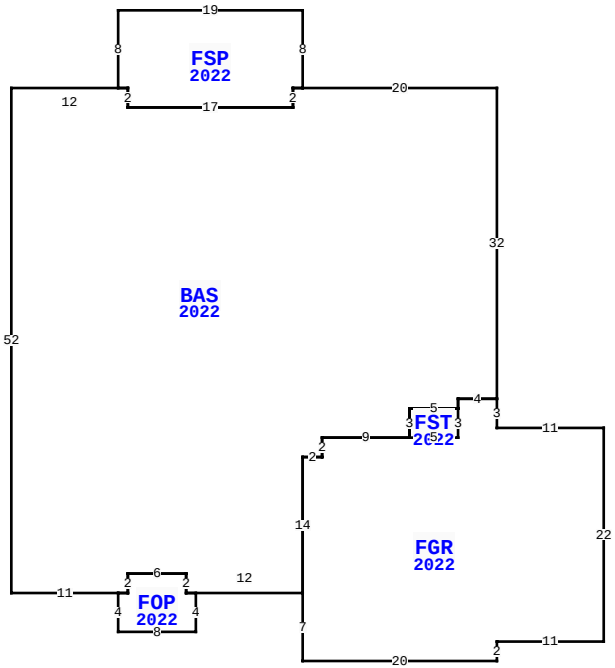
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2022	2,207	319,918
FGR	729	55	2022	401	58,127
FOP	44	30	2022	13	1,884
FSP	186	40	2022	74	10,727
FST	15	55	2022	8	1,159
TOTALS	3,181			2,703	391,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,703	105.3360	146.42	395,773	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 2207 HX Base Yr 2023



95037 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		391,815
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		516,815
SOH/AGL Deduction		56,856
ASSESSED VALUE		459,959
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		408,548
TOTAL JUST VALUE		516,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2109156	CO ISSUED	0	05/13/2022
B2109156	NEW CONSTR	333,160	07/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2598/1898	10/22/2022	LE	U	I	11	100
GRANTOR: CEDOLA STEPHEN & KATH						
GRANTEE: CEDOLA ALEXANDER E						
2566/0103	5/26/2022	SW	Q	I	01	538,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CEDOLA STEPHEN & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 FSP=[YR=2022] N8 W19 S8 E1 S2 E17 N2 E1$ W1 S2 W17 N2 W12 S52 E11 FOP=[YR=2022] S4 E8 N4 W1 N2 W6 S2 W1$ E1 N2 E6 S2 E12 FGR=[YR=2022] S7 E20 N2 E11 N22 W11 N3 W4 S1 FST=[YR=2022] S3 W5 N3 E5$ W5 S3 W9 S2 W2 S14$ N14 E2 N2 E9 N3 E5 N1 E4 N32$.

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS