LOT 8
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

WARD PEGGY G
95043 PALM POINTE DR N
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0008-0000

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 70
Interior Floo	14	CARPET 30
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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

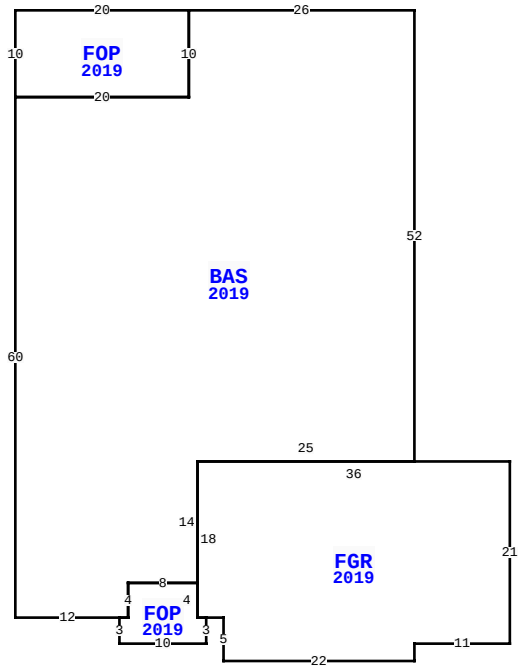
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,538	100	2019	2,538	355,024
FGR	791	55	2019	435	60,849
FOP	62	30	2019	19	2,658
FOP	200	30	2019	60	8,393
TOTALS	3,591			3,052	426,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,052	103.2194	143.47	437,870	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2021 Heated Area: 2538 HX Base Yr 2021



95043 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		426,923
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		551,923
SOH/AGL Deduction		230,745
ASSESSED VALUE		321,178
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		264,767
TOTAL JUST VALUE		551,923
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		540,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903098	CO ISSUED	0	09/26/2019
B1903098	NEW CONSTR	355,290	03/28/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2360/0838	5/08/2020	WD	Q	I	01	380,500

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: WARD PEGGY G

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W26 FOP=[YR=2019] W20 S10 E20 N10$ S10 W20 S60 E12 FOP=[YR=2019] S3 E10 N3 FGR=[YR=2019] E2 S5 E22 N2 E11 N21 W36 S18 E1$ W1 N4 W8 S4 W1$ E1 N4 E8 N14 E25 N52$.

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