LOT 11
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

PRITIKIN-OGILVIE CAROL M/OGILVIE RODNEY S
95061 PALM POINTE DR N
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0011-0000

BUILDING CHARACTERISTICS

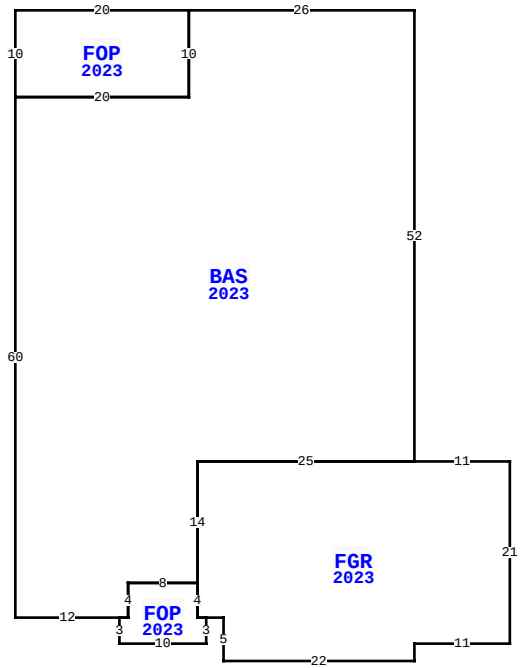
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,538	100	2023	2,538	338,088
FGR	791	55	2023	435	57,947
FOP	62	30	2023	19	2,531
FOP	200	30	2023	60	7,993
TOTALS	3,591			3,052	406,559

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	96.3148	133.88	408,602	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2538 HX Base Yr 2024



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

95061 N PALM POINTE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		406,559
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		531,559
SOH/AGL Deduction		54,834
ASSESSED VALUE		476,725
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		425,314
TOTAL JUST VALUE		531,559
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			07/01/2023
22011499	NEW CONSTR	414,216	07/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2679/979	11/14/2023	WD	Q	I	01	595,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: PRITIKIN-OGILVIE CA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=110,0] W26 S10 W20 S60 E12 E1 N4 E8 N14 E25 N52 $
FOP=[YR=2023;ORIG=64,0] E20 S10 W20 N10 $
FGR=[YR=2023;ORIG=121,52] W11 W25 S14 S4 E1 E2 S5 E22 N2 E11 N21 $
FOP=[YR=2023;ORIG=77,66] E8 S4 E1 S3 W10 N3 E1 N4 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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 05/10/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS