LOT 15
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

FIORE THEODORE T &/FACCONE ANGELA M
95085 PALM POINTE DRIVE N
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0015-0000

BUILDING CHARACTERISTICS

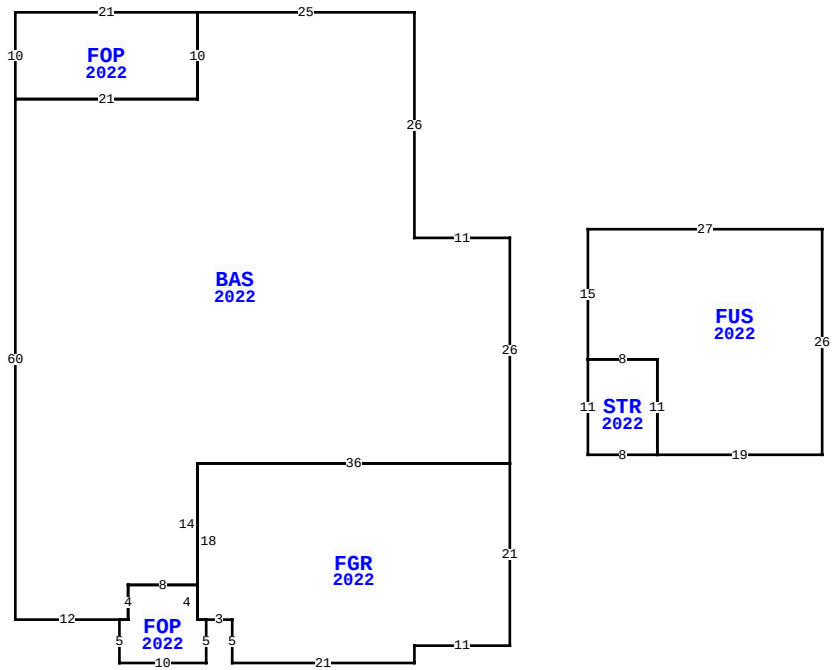
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,814	100	2022	2,814	394,311
FGR	786	55	2022	432	60,534
FOP	82	30	2022	25	3,504
FOP	210	30	2022	63	8,828
FUS	614	100	2022	614	86,037
STR	88	10	2022	9	1,261
TOTALS	4,594			3,957	554,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,957	101.8305	141.54	560,074	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 3428 HX Base Yr 2023



95085 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		554,473
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		679,473
SOH/AGL Deduction		67,123
ASSESSED VALUE		612,350
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		560,939
TOTAL JUST VALUE		679,473
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		663,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2114271	CO ISSUED	0	06/16/2022
B2114271	NEW CONSTR	565,222	09/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2574/1990	6/29/2022	WD	Q	I	02	611,500

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: FIORE THEODORE T &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W25 FOP=[YR=2022] W21 S10 E21 N10$ S10 W21 S60 E12 FOP=[YR=2022] S5 E10 N5 FGR=[YR=2022] E3 S5 E21 N2 E11 N21 W36 S18 E1$ W1 N4 W8 S4 W1$ E1 N4 E8 N14 E36 N26 W11 N26$ PTR= E20 S25 FUS=[YR=2022] E27 S26 W19 STR=[YR=2022] W8 N11 E8 S11$ N11 W8 N15$ N25 W20$.

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 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