LOT 16
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

LICWINKO RUDOLPH A & CATHY D
95091 PALM POINTE DRIVE NORTH
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0016-0000

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 50
Interior Floo	14	CARPET 50
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

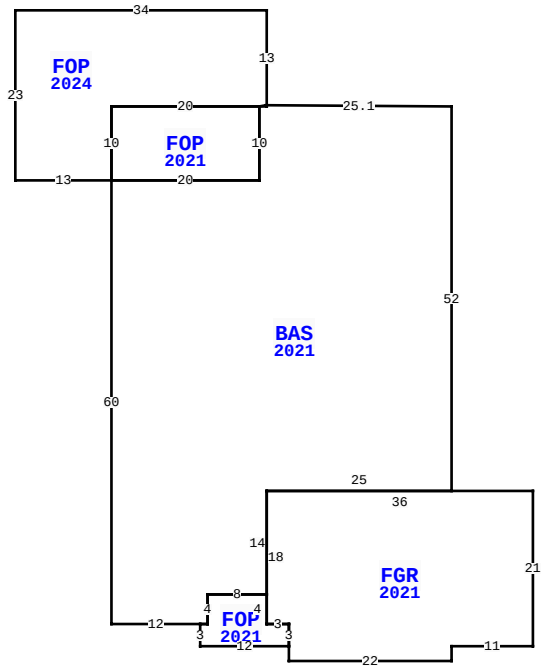
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,540	100	2021	2,540	334,329
FGR	791	55	2021	435	57,257
FOP	68	30	2021	20	2,633
FOP	200	30	2021	60	7,898
FOP	572	30	2024	172	22,639
TOTALS	4,171			3,227	424,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,227	96.1400	133.63	431,224	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2022 Heated Area: 2540 HX Base Yr 2022



95091 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		424,756
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		549,756
SOH/AGL Deduction		107,008
ASSESSED VALUE		442,748
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		391,337
TOTAL JUST VALUE		549,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		544,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230007984	PTO EXTW/ROOF	18,946	06/22/2023
C2009864	CO ISSUED	0	04/22/2021
B2009864	NEW CONSTR	354,888	10/19/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2458/0440	4/30/2021	WD	Q	I	01	427,500

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: LICWINKO RUDOLPH A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] U0.2L25.1 D0.2L0.11 S10 W20 S60 E12 E1 N4 E8 N14 E25 N52 $
FGR=[YR=2021;ORIG=-22,73] S2 E22 N2 E11 N21 W36 S18 E3 S3 $
FOP=[YR=2021;ORIG=-26,0] W20 S10 E20 N10 $
FOP=[YR=2021;ORIG=-34,70] S3 E12 N3 W3 N4 W8 S4 W1 $
FOP=[YR=2024;ORIG=-25,0] N13 W34 S23 E13 N10 E20 E1 $
.

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 01/10/2024 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS