LOT 19
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

WORLEY ROBERT & LESLIE
95109 PALM POINTE DR NORTH
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0019-0000

BUILDING CHARACTERISTICS

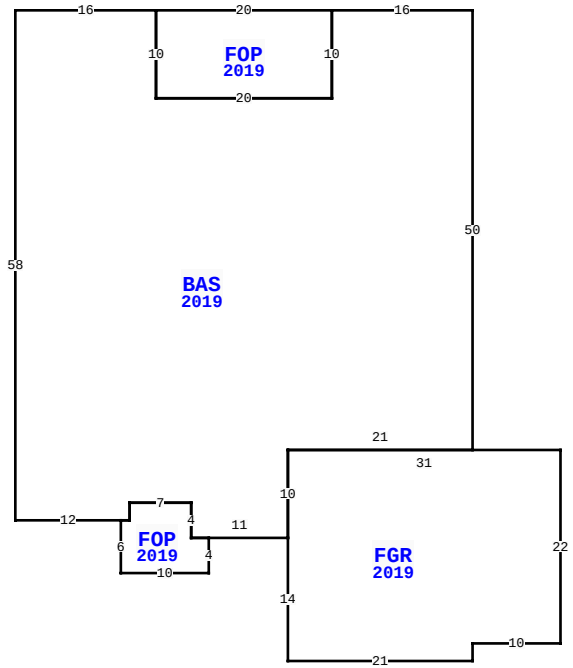
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,656	100	2019	2,656	369,665
FGR	724	55	2019	398	55,395
FOP	70	30	2019	21	2,923
FOP	200	30	2019	60	8,351
TOTALS	3,650			3,135	436,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,135	102.6950	142.75	447,521	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2023 Heated Area: 2656 HX Base Yr 2023



95109 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		436,333
TOTAL MARKET OB/XF VALUE		68,429
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		629,762
SOH/AGL Deduction		74,343
ASSESSED VALUE		555,419
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		504,008
TOTAL JUST VALUE		629,762
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		600,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1909255	REPAIR DOOR	10,000	11/01/2019
19006893	POOL ENCL	8,230	06/27/2019
B1901330	SWIM POOL	62,349	03/01/2019
C1809178	CO ISSUED	0	02/04/2019
B1809178	NEW CONSTR	364,733	09/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2454/0072	4/09/2021	WD	Q	I	01	515,000
GRANTOR: KING HOMESTEAD TRUST						
GRANTEE: WORLEY ROBERT & LES						
2299/1049	8/19/2019	WD	U	V	11	100
GRANTOR: KING GEOFFREY & KAREN						
GRANTEE: KING HOMESTEAD TRUS						

BUILDING NOTES

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2019	2019	05	95	57,000	
6	0911	SCRN RM A	0	100	37	22	814.00	SF	18.00	18.00	100	2019	2019	3	78	11,429	

BUILDING DIMENSIONS

BAS=[YR=2019] W16 FOP=[YR=2019] W20 S10 E20 N10$ S10 W20 N10 W16 S58 E12 FOP=[YR=2019] S6 E10 N4 W2 N4 W7 S2 W1$ E1 N2 E7 S4 E11 FGR=[YR=2019] S14 E21 N2 E10 N22 W31 S10$ N10 E21 N50$.

LAND DESCRIPTION

TOTAL OB/XF 68,429

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	000134	C	RES POND	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