LOT 24
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

ROBERTS ALISA T
P O BOX 15194
FERNANDINA BEACH, FL 32035

2026

29-2N-28-0117-0024-0000

NASSAU COUNTY PROPERTY

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

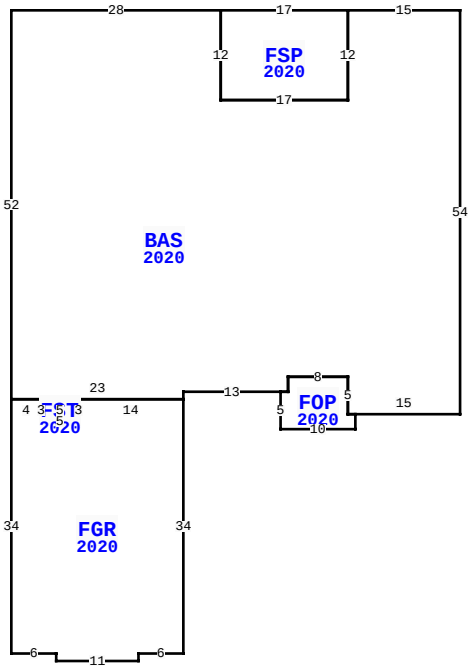
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,908	100	2020	2,908	403,338
FGR	778	55	2020	428	59,364
FOP	63	30	2020	19	2,635
FSP	204	40	2020	82	11,373
FST	15	55	2020	8	1,109
TOTALS	3,968			3,445	477,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,445	101.8210	141.53	487,571	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2022 Heated Area: 2908 HX Base Yr 2022



95042 N PALM POINTE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		477,820
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		602,820
SOH/AGL Deduction		111,575
ASSESSED VALUE		491,245
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		434,834
TOTAL JUST VALUE		602,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		593,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907617	CO ISSUED	0	03/27/2020
B1907617	NEW CONSTR	404,986	09/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2394/1094	9/21/2020	WD	Q	I	01	410,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: ROBERTS ALISA T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W15 FSP=[YR=2020] W17 S12 E17 N12 $ S12 W17 N12 W28 S52 FGR=[YR=2020] S34 E6 S1 E11 N1 E6 N34 W14 FST=[YR=2020] S3 W5 N3 E5 $ S3 W5 N3 W4 $ E23 N1 E13 FOP=[YR=2020] S5 E10 N2 W1 N5 W8 S2 W1 $ E1 N2 E8 S5 E15 N54 $.

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