LOT 29
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

ROUNDS KENNY & DONNA
95012 PALM POINTE DRIVE N
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0029-0000

BUILDING CHARACTERISTICS

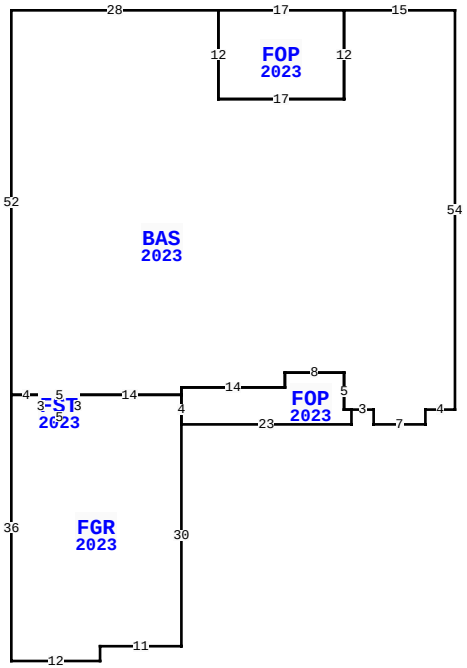
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,922	100	2023	2,922	393,486
FGR	791	55	2023	435	58,579
FOP	128	30	2023	38	5,117
FOP	204	30	2023	61	8,215
FST	15	55	2023	8	1,078
TOTALS	4,060			3,464	466,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,464	97.3636	135.34	468,818	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2922 HX Base Yr 2024



95012 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		466,474
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		591,474
SOH/AGL Deduction		54,386
ASSESSED VALUE		537,088
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		485,677
TOTAL JUST VALUE		591,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		581,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2209945	NEW CONSTR	479,757	06/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2632/1849	4/24/2023	WD	Q	I	01	645,700

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: ROUNDS KENNY & DONN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=110,0] W15 S12 W17 N12 W28 S52 E4 E5 E14 N1 E14 N2 E8 S5 E1 E3 S2 E7 N2 E4 N54 $
FOP=[YR=2023;ORIG=78,0] E17 S12 W17 N12 $
FGR=[YR=2023;ORIG=50,52] S36 E12 N2 E11 N30 N4 W14 S3 W5 N3 W4 $
FST=[YR=2023;ORIG=54,52] E5 S3 W5 N3 $
FOP=[YR=2023;ORIG=73,51] E14 N2 E8 S5 E1 S2 W23 N4 N1 $
.

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