LOT 30
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

STEINBERG EUGENE M & ROBERTA L
95006 PALM POINTE DRIVE N
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0030-0000

BUILDING CHARACTERISTICS

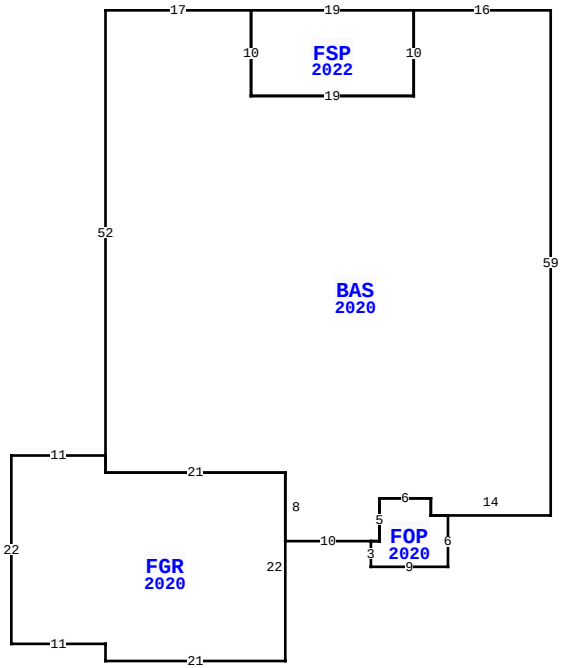
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,794	100	2020	2,794	387,526
FGR	704	55	2020	387	53,677
FOP	63	30	2020	19	2,635
FSP	190	40	2022	76	10,541
TOTALS	3,751			3,276	454,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,276	101.8210	141.53	463,652	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2023 Heated Area: 2794 HX Base Yr 2023



95006 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		454,379
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		579,379
SOH/AGL Deduction		80,184
ASSESSED VALUE		499,195
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		447,784
TOTAL JUST VALUE		579,379
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		567,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1908460	CO ISSUED	0	03/31/2020
B1908460	NEW CONSTR	380,112	10/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2572/1281	6/23/2022	WD	Q	I	01	718,000

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: STEINBERG EUGENE M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 FSP=[YR=2022] W19 S10 E19 N10 $ S10 W19 N10 W17 S52 FGR=[YR=2020] W11 S22 E11 S2 E21 N22 W21 N2$ S2 E21 S8 E10 FOP=[YR=2020] S3 E9 N6 W2 N2 W6 S5 W1 $ E1 N5 E6 S2 E14 N59 $.

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