LOT 31
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

D'ELIA GREGORY S & ROSANNA
95110 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0031-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kitch	05	CUSTOM N/A 0
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

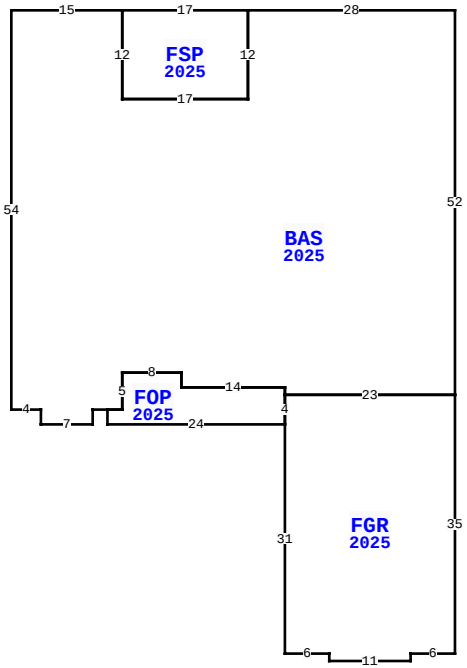
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,922	100	2025	2,922	390,467
FGR	816	55	2025	449	60,000
FOP	130	30	2025	39	5,212
FSP	204	40	2025	82	10,958
TOTALS	4,072			3,492	466,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,492	96.1400	133.63	466,636	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 2922 HX Base Yr 2025



95110 SANDY 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		466,636
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		591,636
SOH/AGL Deduction		0
ASSESSED VALUE		591,636
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		540,225
TOTAL JUST VALUE		591,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		578,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004064	NEW SFR T: 4086,	550,878	04/10/2024
B230012050	H2953 G788	550,878	09/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2735/250	8/29/2024	WD	Q	I	02	651,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: D'ELIA GREGORY S &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E15 S12 E17 N12 E28 S52 W23 N1 W14 N2 W8 S5 W2 W2 S2 W7 N2 W4 N54 $
FSP=[YR=2025;ORIG=25,22] E17 N12 W17 S12 $
FOP=[YR=2025;ORIG=23,64] E2 N5 E8 S2 E14 S1 S4 W24 N2 $
FGR=[YR=2025;ORIG=47,62] E23 S35 W6 S1 W11 N1 W6 N31 N4 $
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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 08/13/2024 BY TWWW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS