LOT 33
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

BALCHANDANI KIMBERLY HELENE & MOHIT GOPICHAND
95122 SANDY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

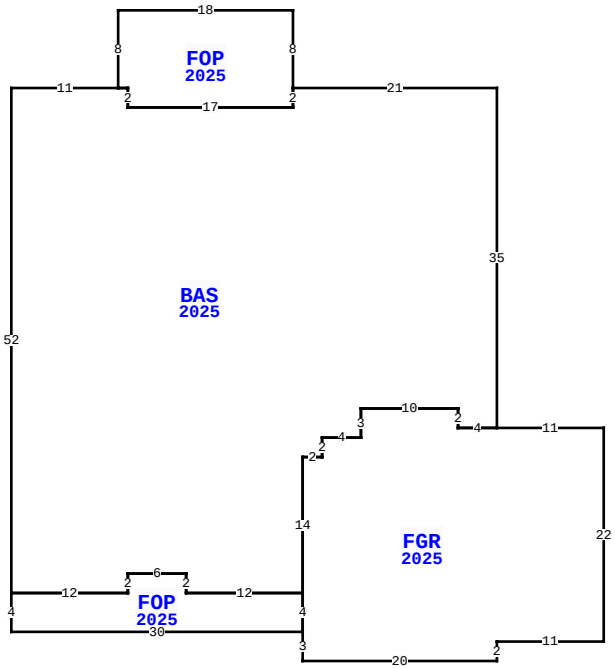
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,204	100	2025	2,204	304,549
FGR	732	55	2025	403	55,687
FOP	132	30	2025	40	5,527
FOP	178	30	2025	53	7,324
TOTALS	3,246			2,700	373,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,700	99.4080	138.18	373,086	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 2204 HX Base Yr 2025



95122 SANDY 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		373,086
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		498,086
SOH/AGL Deduction		38,923
ASSESSED VALUE		459,163
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		407,752
TOTAL JUST VALUE		498,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		495,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240005041	NSFR (T) 3203 (H)	423,257	04/29/2024
B230013659	SFR H2228 G712	423,257	10/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2713/1787	5/23/2024	WD	Q	I	01	582,300

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: BALCHANDANI KIMBERL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E11 E1 S2 E17 N2 E21 S35 W4 N2 W10 S3 W4 S2 W2 S14 W12 N2 W6 S2 W12 N52 $
FOP=[YR=2025;ORIG=21,10] E1 S2 E17 N2 N8 W18 S8 $
FGR=[YR=2025;ORIG=42,48] N2 E4 N3 E10 S2 E4 E11 S22 W11 S2 W20 N3 N4 N14 E2 $
FOP=[YR=2025;ORIG=40,62] W12 N2 W6 S2 W12 S4 E30 N4 $
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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	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 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