LOT 35
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

LIARD SCOTT R & KAREN D
95134 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0035-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

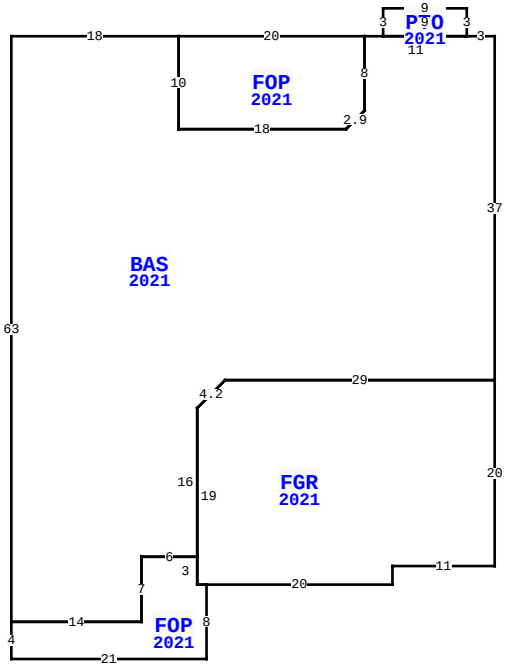
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,209	100	2021	2,209	342,025
FGR	678	55	2021	373	57,753
FOP	130	30	2021	39	6,038
FOP	198	30	2021	59	9,135
PTO	27	5	2021	1	155
TOTALS	3,242			2,681	415,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,681	113.0880	157.19	421,426	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2024 Heated Area: 2209 HX Base Yr 2024



95134 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		415,105
TOTAL MARKET OB/XF VALUE		57,382
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		597,487
SOH/AGL Deduction		89,158
ASSESSED VALUE		508,329
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		451,918
TOTAL JUST VALUE		597,487
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		549,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230005581	SCRN ENCL 378SF	16,118	04/28/2023
23003945	SWIM POOL	75,000	03/24/2023
C2103001	CO ISSUED	0	09/09/2021
B2103001	NEW CONSTR	313,915	03/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2504/0879	10/12/2021	WD	Q	I	02	440,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: LIARD SCOTT R & KAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W3 PTO=[YR=2021] N3 W9 S3 E9 $ W11
FOP=[YR=2021] W20 S10 E18 U2 R2 N8$ S8 D2 L2 W18 N10 W18
S63 FOP=[YR=2021] S4 E21 N8 FGR=[YR=2021] E20 N2 E11 N20 W29
D3 L3 S19 E1$ W1 N3 W6 S7 W14$ E14 N7 E6 N16 U3 R3 E29
N37$.

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
2	0912	SCRN RM G	1	100	0	0	378.00	SF	21.00	21.00	100	2023	2023		93	7,382	
3	0860	POOL/SPA	1	100	0	0	1.00	UT	50,000.00	50,000.00	100	2023	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 57,382

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	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 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