LOT 37
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

HUGHES EDWARD & MARGARET
95146 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0037-0000

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		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

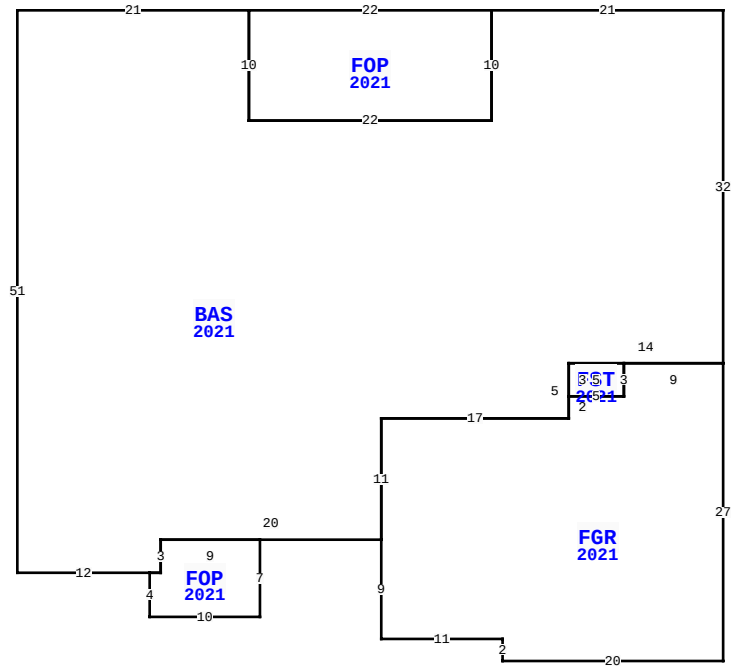
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4087.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,480	100	2021	2,480	375,996
FGR	715	55	2021	393	59,584
FOP	67	30	2021	20	3,032
FOP	220	30	2021	66	10,007
FST	15	55	2021	8	1,213
TOTALS	3,497			2,967	449,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,967	110.7320	153.92	456,681	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 0% - 0 Heated Area: 2480 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

95146 SANDY POINTE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	449,831
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	574,831
SOH/AGL Deduction	0
ASSESSED VALUE	574,831
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	574,831
TOTAL JUST VALUE	574,831
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	563,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2107064	CO ISSUED	0	12/16/2021
B2107064	NEW CONSTR	396,689	06/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2523/0697	12/17/2021	WD	Q	I	02	507,100

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: HUGHES EDWARD & MAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W21 FOP=[YR=2021] W22 S10 E22 N10$ S10 W22 N10 W21 S51 E12 FOP=[YR=2021] S4 E10 N7 W9 S3 W1 $ E1 N3 E20 FGR=[YR=2021] S9 E11 S2 E20 N27 W9 FST=[YR=2021] W5 S3 E5 N3 $ S3 W5 S2 W17 S11$ N11 E17 N5 E14 N32$.

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	0		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