

MORGAN ROBERT L/WRIGHT ANGIE D
95152 SANDY POINT DRIVE
FERNANDINA BEACH, FL 32034

29-2N-28-0117-0038-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall0831HARDIE BRD 100

Roof Structure0808IRREGULAR 100

Roof Cover0303COMP SHNGL 100

Interior Wall0505DRYWALL 100

Interior Floor1313LVT/LAMNT 50

Interior Floor1414CARPET 50

Air Condition0303CENTRAL 100

Heating Type0404AIR DUCTED 100

Bedrooms

Bathrooms

Frame0202WOOD FRAME 100

Stories

Units

Occupancy0000NONE 100

Quality0202Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4087.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,77310020222,773370,200

FGR72555202239953,267

FOP112302022344,539

FOP190302022577,609

PTO74952026374,939

TOTALS4,5493,300440,555

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDIYEAONYEAREACTUALQ% CONDOB/XF MKT VALUENOTES

30860POOL/SPA0100001.00UT50,000.0050,000.00100202520250410050,000

50911SCRN RM A010063181,134.00SF18.0018.001002025202510020,412

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSDUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RSF-20.000.001.00LT1.001.001.00125,000.00125,000.00125,000

REVIEW DATE03/04/2025BYTWTotal Acres: 0.00Total Land Value: 125,000Market: 0Agricultural: 0Common: 125,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900013,30097.0140134.85445,00520222022001.0099.00

1 SNGL FAM 100% - 2023Heated Area: 2773HX Base Yr 2023

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/06/2025MLU

TOTAL OB/XF70,412

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE440,555

TOTAL MARKET OB/XF VALUE70,412

TOTAL LAND VALUE - MARKET125,000

TOTAL MARKET VALUE635,967

SOH/AGL Deduction59,882

ASSESSED VALUE576,085

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE524,674

TOTAL JUST VALUE635,967

NCON VALUE77,352

INCOME VALUE

PREVIOUS YEAR MKT VALUE549,602

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2557/19174/12/2022WDUUI11100

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MORGAN ROBERT L & A

2554/12574/12/2022WDQUOI02564,100

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MORGAN ROBERT L & A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W17 S10 W19 N10 W16 S59 E12 E2 N2 E6
S5 E11 N9 E21 N53 \$
FGR=[YR=2022;ORIG=-21,66] S10 E21 N2 E11 N22 W11 S1 W21 S13 \$
FOP=[YR=2022;ORIG=-17,0] W19 S10 E19 N10 \$
FOP=[YR=2022;ORIG=-40,59] S7 E19 N4 W11 N5 W6 S2 W2 \$
PTO=[YR=2026;ORIG=-52,0] E16 E19 E17 E11 N17 U1L41 S1 D1R18
S7 D5L5 W2 U2L2 W10 D2L2 W5 U3L3 U5L5 N5 E16 N1 W22 S18 \$
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