LOT 41
SANDY POINTE PRESERVE PHASE 2
REPLAT OR 2471/470

MANNINO JOSEPH & DEBORAH V
95170 SANDY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0041-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
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
Occupancy	00	NONE 100
Quality	02	Quality Level 02

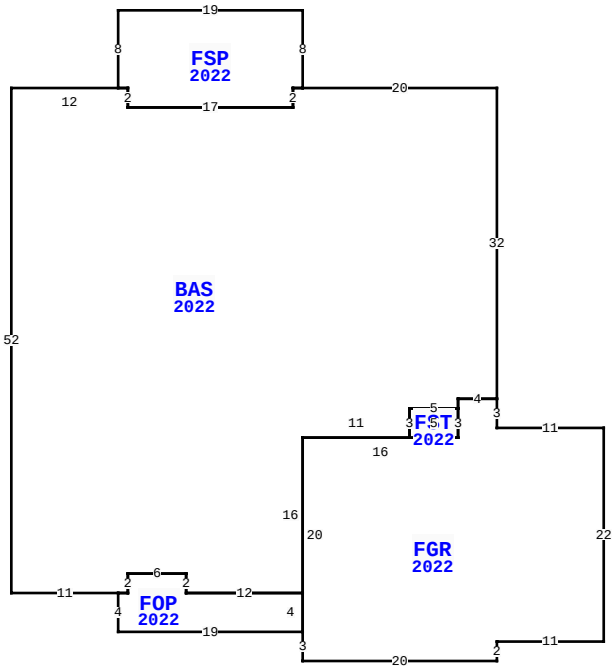
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,203	100	2022	2,203	304,681
FGR	718	55	2022	395	54,630
FOP	88	30	2022	26	3,596
FSP	186	40	2022	74	10,235
FST	15	55	2022	8	1,107
TOTALS	3,210			2,706	374,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,706	100.5024	139.70	378,028	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2025 Heated Area: 2203 HX Base Yr 2025



95170 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		374,248
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		499,248
SOH/AGL Deduction		391,881
ASSESSED VALUE		107,367
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		55,956
TOTAL JUST VALUE		499,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001624	CO ISSUED	0	11/01/2022
B2205411	NEW CONSTR	379,789	04/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2736/526	9/06/2024	WD	Q	I	02	638,000
GRANTOR: SHERRY RICHARD J &						
GRANTEE: MANNINO JOSEPH & DE						
2605/1990	12/02/2022	WD	Q	I	01	563,400
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: SHERRY RICHARD J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 FSP=[YR=2022] N8 W19 S8 E1 S2 E17 N2 E1$ W1 S2 W17 N2 W12 S52 E11 FOP=[YR=2022] S4 E19 FGR=[YR=2022] S3 E20 N2 E11 N22 W11 N3 W4 S1 FST=[YR=2022] W5 S3 E5 N3$ S3 W16 S20$ N4 W12 N2 W6 S2 W1 $ E1 N2 E6 S2 E12 N16 E11 N3 E5 N1 E4 N32$.

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 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