LOT 42
SANDY POINTE PRESERVE PHASE 2
REPLAT OR 2471/470

SERRANO ANGEL L & CAROL M
95176 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0042-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
Quality	02	Quality Level 02

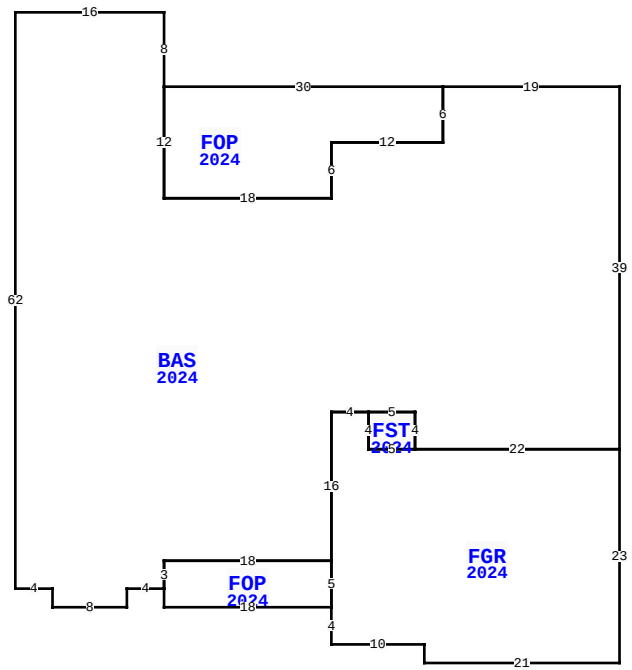
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,811	100	2024	2,811	389,055
FGR	709	55	2024	390	53,978
FOP	90	30	2024	27	3,737
FOP	288	30	2024	86	11,903
FST	20	55	2024	11	1,522
TOTALS	3,918			3,325	460,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,325	100.0730	139.10	462,508	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2025 Heated Area: 2811 HX Base Yr 2025



95176 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		460,195
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		585,195
SOH/AGL Deduction		148,916
ASSESSED VALUE		436,279
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		384,868
TOTAL JUST VALUE		585,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		573,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015040	NEW CONSTR	408,301	10/07/2022
230003930		533,749	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2691/429	1/26/2024	WD	Q	I	01	636,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: SERRANO ANGEL L & C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,8] W19 S6 W12 S6 W18 N12 N8 W16 S62 E4 S2 E8 N2 E4 N3 E18 N16 E4 E5 S4 E22 N39 $
FOP=[YR=2024;ORIG=31,8] E30 S6 W12 S6 W18 N12 $
FST=[YR=2024;ORIG=53,43] E5 S4 W5 N4 $
FGR=[YR=2024;ORIG=49,43] E4 S4 E5 E22 S23 W21 N2 W10 N4 N5 N16 $
FOP=[YR=2024;ORIG=31,59] E18 S5 W18 N2 N3 $
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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	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 11/28/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS