LOT 44
SANDY POINTE PRESERVE PHASE 2
REPLAT OR 2471/470

KRZYZYK STEVEN & JEAN M
95188 SANDY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0044-0000

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	13	LVT/LAMNT 100
Interior Kitch	SELECT NEW	N/A 0
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
Quality	02	Quality Level 02

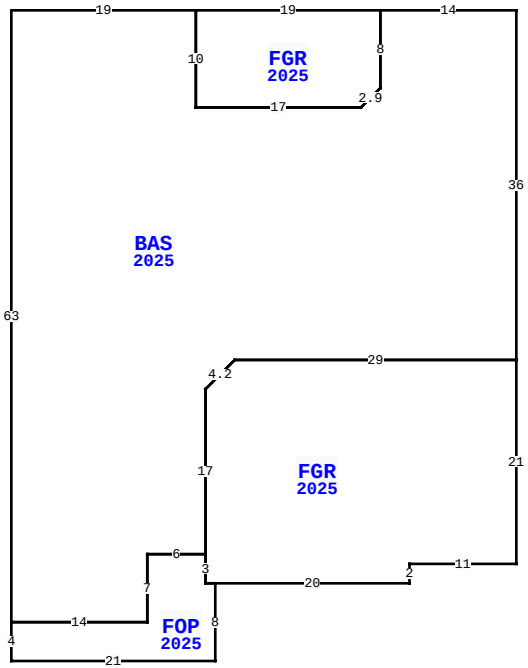
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,187	100	2025	2,187	307,733
FGR	188	55	2025	103	14,493
FGR	710	55	2025	390	54,877
FOP	130	30	2025	39	5,488
TOTALS	3,215			2,719	382,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,719	101.2320	140.71	382,590	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 2187 HX Base Yr 2025



95188 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		382,590
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		507,590
SOH/AGL Deduction		0
ASSESSED VALUE		507,590
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		451,179
TOTAL JUST VALUE		507,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		498,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006200	NEW SFR (T)3217 (	419,501	05/23/2024
B230013668	SFR2203 G685	419,501	10/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2740/1285	9/27/2024	WD	Q	I	02	598,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: KRZYZYK STEVEN & JE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E19 S10 E17 U2R2 N8 E14 S36 W29 D3L3 S17 W6 S7 W14 N63 $
FGR=[YR=2025;ORIG=29,20] E17 U2R2 N8 W19 S10 $
FGR=[YR=2025;ORIG=30,49] U3R3 E29 S21 W11 S2 W20 W1 N3 N17 $
FOP=[YR=2025;ORIG=10,73] E14 N7 E6 S3 E1 S8 W21 N4 $
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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 08/13/2024 BY TWWW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS