

LOT 46
SANDY POINTE PRESERVE PHASE 2
REPLAT OR 2471/470

VINETTE MARK J & RONNIE S
95200 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0046-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 50			
Interior Floor	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			
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	2,823	100	2021	2,823	374,972
FGR	711	55	2021	391	51,935
FOP	163	30	2021	49	6,509
FOP	288	30	2021	86	11,423
FST	20	55	2021	11	1,461
TOTALS	4,005			3,360	446,300

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,360	97.0140	134.85	453,096	2021	2021	0	0	1.50	98.50
1 SNGL FAM 100% - 2025											
Heated Area: 2823											
HX Base Yr 2025											
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