LOT 49
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

SH & DH LIVING TRUST/HAGEN DREW THOMAS TRUSTEE
95218 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0049-0000

BUILDING CHARACTERISTICS

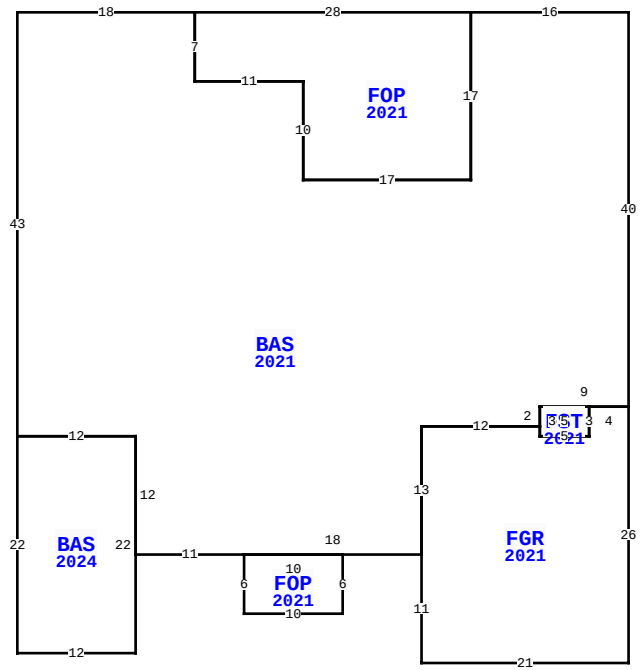
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,609	100	2021	2,609	347,163
BAS	264	100	2024	264	35,129
FGR	507	55	2021	279	37,125
FOP	60	30	2021	18	2,396
FOP	366	30	2021	110	14,637
FST	15	55	2021	8	1,065
TOTALS	3,821			3,288	437,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,288	97.1888	135.09	444,176	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2025 Heated Area: 2873 HX Base Yr 2025



95218 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		437,513
TOTAL MARKET OB/XF VALUE		86,612
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		649,125
SOH/AGL Deduction		0
ASSESSED VALUE		649,125
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		597,714
TOTAL JUST VALUE		649,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		642,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007403	CHANGING INTERIOR	27,000	06/21/2024
22014459	ADDITION	24,000	09/22/2022
22004827	SWIM POOL	150,000	03/29/2022
C2107474	CO ISSUED	0	01/12/2022
B2107474	NEW CONSTR	394,199	06/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2738/1077	9/10/2024	QC	U	I	11	100
GRANTOR: HAGEN DREW & SUSAN						
GRANTEE: SH & DH LIVING TRUS						
2756/95	9/04/2024	QC	U	I	11	100
GRANTOR: HAGEN DREW & SUSAN						
GRANTEE: SH & DH LIVING TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W16 S17 W17 N10 W11 N7 W18 S43 E12 S12 E11 E18 N13 E12 N2 E9 N40 $
FGR=[YR=2021;ORIG=-21,55] S11 E21 N26 W4 S3 W5 N1 W12 S13 $
FOP=[YR=2021;ORIG=-16,0] W28 S7 E11 S10 E17 N17 $
BAS=[YR=2024;ORIG=-62,43] S22 E12 N22 W12 $
FOP=[YR=2021;ORIG=-39,55] S6 E10 N6 W10 $
FST=[YR=2021;ORIG=-4,40] W5 S3 E5 N3 $
.

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
2	0911	SCRN RM A	0	100	0	0	1,860.00	SF	18.00	18.00	100	2022	2022	3	90	30,132	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	90	4,500	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 86,612

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 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