LOT 53
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

DRAKE MICHAEL & LORI
95242 SANDY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

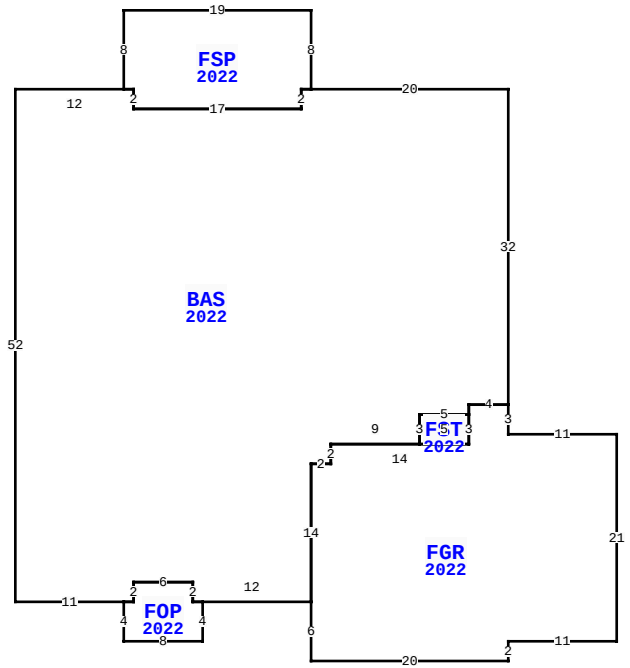
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,207	100	2022	2,207	323,522
FGR	683	55	2022	376	55,117
FOP	44	30	2022	13	1,906
FSP	186	40	2022	74	10,847
FST	15	55	2022	8	1,173
TOTALS	3,135			2,678	392,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,678	106.5216	148.07	396,531	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 2207 HX Base Yr 2023



95242 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		392,566
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		517,566
SOH/AGL Deduction		56,091
ASSESSED VALUE		461,475
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		410,064
TOTAL JUST VALUE		517,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2110581	NEW CONSTR	333,314	08/11/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2852/57	2/25/2026	WD	Q	I	01	599,000
GRANTOR: RICE SEAN M & CAROL M						
GRANTEE: DRAKE MICHAEL & LOR						
2593/0811	9/27/2022	WD	Q	I	02	635,000
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: RICE SEAN M & CAROL						

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 E8 N4 W1 N2 W6 S2 W1$ E1 N2 E6 S2 E12 FGR=[YR=2022] S6 E20 N2 E11 N21 W11 N3 W4 S1 FST=[YR=2022] W5 S3 E5 N3$ S3 W14 S2 W2 S14$ N14 E2 N2 E9 N3 E5 N1 E4 N32$.

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 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