LOT 54
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

MARTINO RICHARD & ANDREA
95248 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0054-0000

BUILDING CHARACTERISTICS

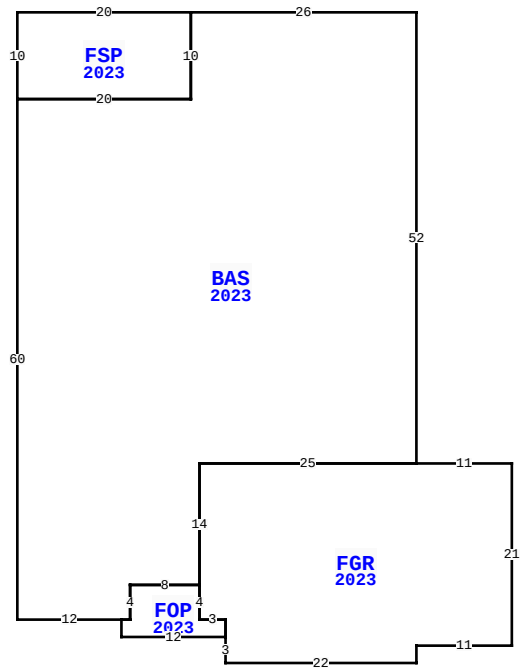
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,538	100	2023	2,538	338,088
FGR	791	55	2023	435	57,947
FOP	56	30	2023	17	2,265
FSP	200	40	2023	80	10,656
TOTALS	3,585			3,070	408,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,070	96.3148	133.88	411,012	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2024 Heated Area: 2538 HX Base Yr 2024



95248 SANDY POINTE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		408,957
TOTAL MARKET OB/XF VALUE		61,546
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		595,503
SOH/AGL Deduction		54,198
ASSESSED VALUE		541,305
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		489,894
TOTAL JUST VALUE		595,503
NCON VALUE		64,210
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250010096	NW RES SCN	15,696	09/09/2025
SP250007924	POOL RESI	82,206	07/17/2025
B2208873	NEW CONSTR	414,246	06/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2657/1468	7/31/2023	WD	Q	I	01	634,500

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MARTINO RICHARD & A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=130,-10] W26 S10 W20 S60 E12 E1 N4 E8 N14 E25 N52 $
FGR=[YR=2023;ORIG=105,42] E25 E11 S21 W11 S2 W22 N3 N2 W3 N4 N14 $
FSP=[YR=2023;ORIG=84,-10] E20 S10 W20 N10 $
FOP=[YR=2023;ORIG=97,56] E8 S4 E3 S2 W12 N2 E1 N4 $
.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2026	2025	03	100	40,000	
3	0912	SCRN RM G	0	100	0	0	1,026.00	SF	21.00	21.00	100	2026	2025		100	21,546	

LAND DESCRIPTION

TOTAL OB/XF 61,546

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 11/06/2025 BY TW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS