LOT 55
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

**RENZ PETER H & FISHER CHERYL L REVOCABLE TRUST/REN**
95254 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

**2026**

**29-2N-28-0117-0055-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

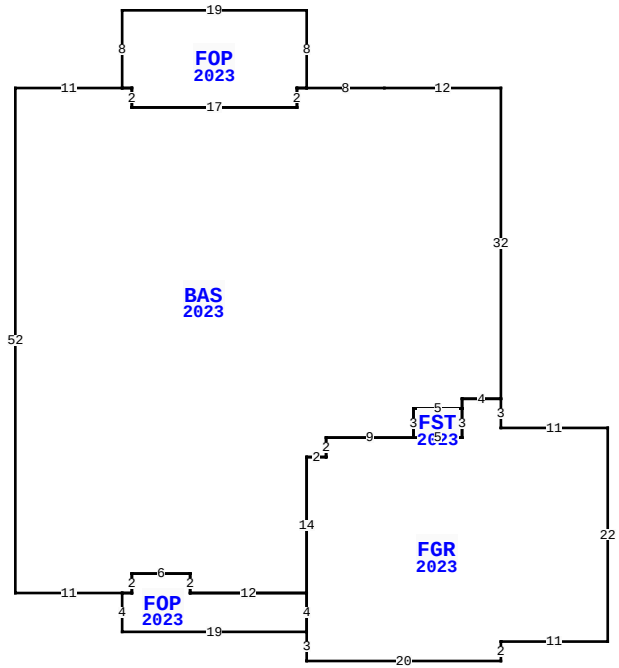
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 2023 | 2,207 | 306,776 |
| FGR | 714 | 55 | 2023 | 393 | 54,627 |
| FOP | 88 | 30 | 2023 | 26 | 3,614 |
| FOP | 186 | 30 | 2023 | 56 | 7,784 |
| FST | 15 | 55 | 2023 | 8 | 1,112 |
| TOTALS | 3,210 | | | 2,690 | 373,914 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,690 | 100.5024 | 139.70 | 375,793 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SNGL FAM 100% - 2024 Heated Area: 2207 HX Base Yr 2024




95254 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 | | 373,914 |
| TOTAL MARKET OB/XF VALUE | | 71,147 |
| TOTAL LAND VALUE - MARKET | | 125,000 |
| TOTAL MARKET VALUE | | 570,061 |
| SOH/AGL Deduction | | 233,019 |
| ASSESSED VALUE | | 337,042 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 285,631 |
| TOTAL JUST VALUE | | 570,061 |
| NCON VALUE | | 21,147 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 521,992 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B250009590 | 911?-1306SF | 26,000 | 08/26/2025 |
| B250008930 | 911?-1007SF | 28,500 | 08/08/2025 |
| SP240009045 | 861 11*24 855-540 | 79,848 | 08/02/2024 |
| 22011151 | NEW CONSTR | 365,601 | 07/21/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2783/1109 | 3/13/2025 | WD | U | I | 11 | 100 |
| GRANTOR: RENZ PETER H | | | | | | |
| GRANTEE: RENZ PETER H & FISH | | | | | | |
| 2675/519 | 10/20/2023 | WD | Q | I | 02 | 564,900 |
| GRANTOR: SEDA CONSTRUCTION COM | | | | | | |
| GRANTEE: RENZ PETER H | | | | | | |

## BUILDING NOTES

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2025 | 2024 | 04 | 100 | 50,000 | |
| 7 | 0912 | SCRN RM G | 0 | 100 | 0 | 0 | 1,007.00 | SF | 21.00 | 21.00 | 100 | 2026 | 2025 | | 100 | 21,147 | |

## BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,5] W12 W8 W1 S2 W17 N2 W1 W11 S52 E11 E1 N2 E6 S2 E12 N14 E2 N2 E9 N3 E5 N1 E4 N32 $
FGR=[YR=2023;ORIG=82,41] E9 E5 N3 N1 E4 S3 E11 S22 W11 S2 W20 N3 N4 N14 E2 N2 $
FOP=[YR=2023;ORIG=61,-3] E19 S8 W1 S2 W17 N2 W1 N8 $
FOP=[YR=2023;ORIG=62,55] E6 S2 E12 S4 W19 N4 E1 N2 $
FST=[YR=2023;ORIG=91,38] E5 S3 W5 N3 $
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## LAND DESCRIPTION

TOTAL OB/XF 71,147

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