LOT 56
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

BARBER CHERYL/PRINDLE DOUGLAS
95260 SANDY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0056-0000

BUILDING CHARACTERISTICS

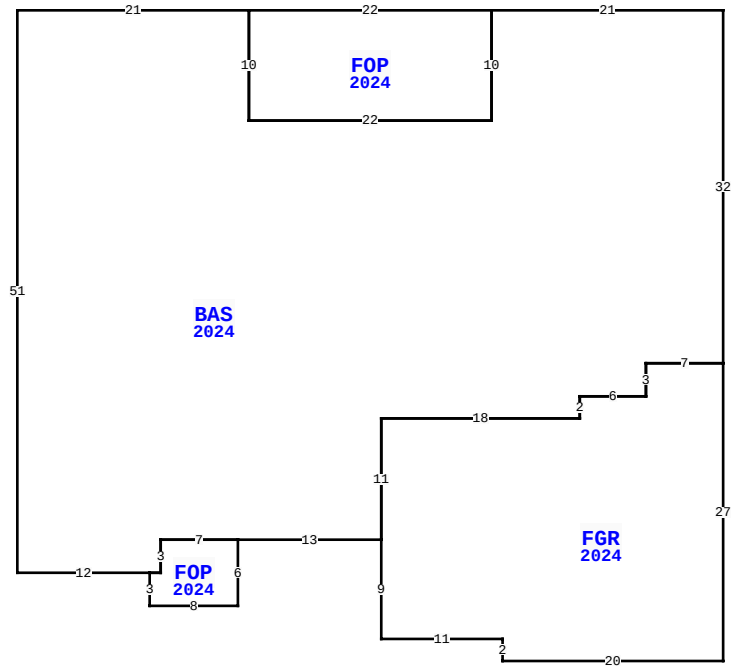
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,503	100	2024	2,503	340,051
FGR	707	55	2024	389	52,848
FOP	45	30	2024	14	1,902
FOP	220	30	2024	66	8,967
TOTALS	3,475			2,972	403,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,972	98.2300	136.54	405,797	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2025 Heated Area: 2503 HX Base Yr 2025



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

95260 SANDY POINTE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		403,768
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		528,768
SOH/AGL Deduction		0
ASSESSED VALUE		528,768
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		472,357
TOTAL JUST VALUE		528,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22012114	NEW CONSTR	406,730	08/09/2022
220006625		406,730	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2863/1063	4/22/2026	WD	Q	I	01	619,000
GRANTOR: BARWICK KEITH						
GRANTEE: BARBER CHERYL						
2694/923	2/14/2024	WD	Q	I	02	599,800
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: BARWICK KEITH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W21 S10 W22 N10 W21 S51 E12 E1 N3 E7 E13 N11 E18 N2 E6 N3 E7 N32 $
FOP=[YR=2024;ORIG=37,10] E22 S10 W22 N10 $
FGR=[YR=2024;ORIG=49,47] E18 N2 E6 N3 E7 S27 W20 N2 W11 N9 N11 $
FOP=[YR=2024;ORIG=29,58] E7 S6 W8 N3 E1 N3 $
.

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 11/28/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS