LOT 58
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

NICKELL BOBBY R & ERIKA E
95272 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0058-0000

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

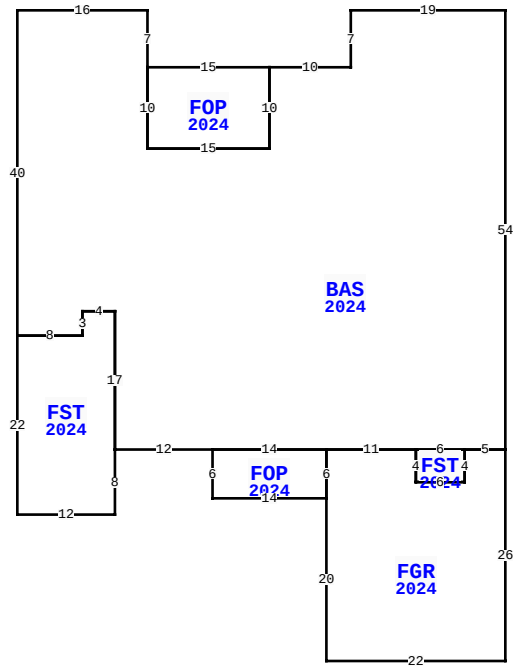
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,735	100	2024	2,735	360,358
FGR	548	55	2024	301	39,659
FOP	84	30	2024	25	3,294
FOP	150	30	2024	45	5,929
FST	24	55	2024	13	1,712
FST	276	55	2024	152	20,027
TOTALS	3,817			3,271	430,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,271	95.2660	132.42	433,146	2023	2023	0	0	0	0.50	99.50

1 SNGL FAM 100% - 2025 Heated Area: 2735 HX Base Yr 2025



95272 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		430,980
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		555,980
SOH/AGL Deduction		0
ASSESSED VALUE		555,980
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		504,569
TOTAL JUST VALUE		555,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		546,898

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			11/21/2023
22014073	NEW CONSTR	450,665	09/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2695/1182	2/22/2024	WD	Q	I	01	620,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: NICKELL BOBBY R & E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W19 S7 W10 S10 W15 N10 N7 W16 S40 E8 N3 E4 S17 E12 E14 E11 E6 E5 N54 $
FOP=[YR=2024;ORIG=36,17] E15 S10 W15 N10 $
FST=[YR=2024;ORIG=20,50] E8 N3 E4 S17 S8 W12 N22 $
FST=[YR=2024;ORIG=69,64] E6 S4 W6 N4 $
FGR=[YR=2024;ORIG=80,64] W5 S4 W6 N4 W11 S6 S20 E22 N26 $
FOP=[YR=2024;ORIG=44,64] E14 S6 W14 N6 $
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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