LOT 59
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

KIRBY WOLFGANG & AMELIA R
95278 SANDY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0059-0000

BUILDING CHARACTERISTICS

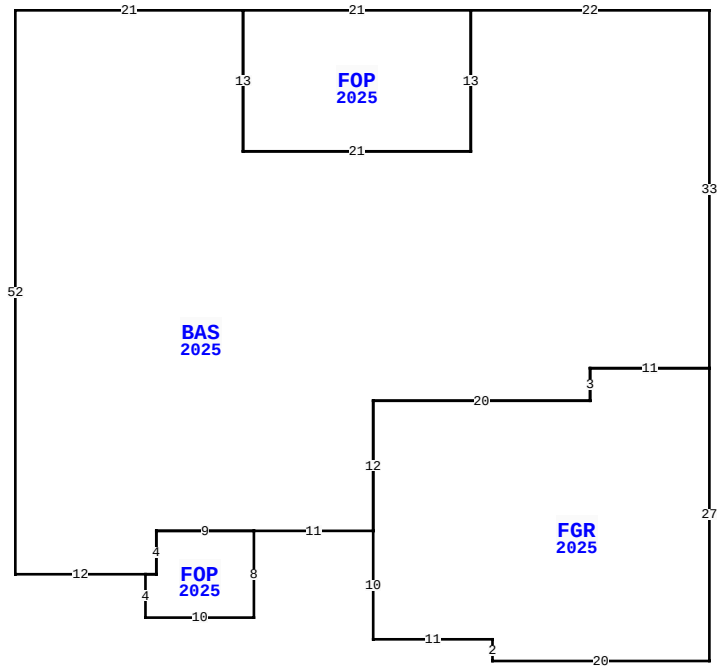
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Interior KITCH	SELECT NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,446	100	2025	2,446	370,398
FGR	755	55	2025	415	62,843
FOP	76	30	2025	23	3,483
FOP	273	30	2025	82	12,417
TOTALS	3,550			2,966	449,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,966	108.9460	151.43	449,141	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 2446 HX Base Yr 2025



95278 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		449,141
TOTAL MARKET OB/XF VALUE		85,616
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		659,757
SOH/AGL Deduction		0
ASSESSED VALUE		659,757
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		608,346
TOTAL JUST VALUE		659,757
NCON VALUE		85,616
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		565,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250010570	911? 1551	25,506	09/19/2025
SP250004590	861-467 855-1077	131,175	04/30/2025
CO240007255	NSFR T-3546 H-245	465,678	06/20/2024
B230015007	H2455 G746	465,678	11/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2722/730	6/28/2024	WD	Q	I	01	622,000

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: KIRBY WOLFGANG & AM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E21 S13 E21 N13 E22 S33 W11 S3 W20 S12 W11 W9 S4 W1 W12 N52 $
FOP=[YR=2025;ORIG=31,23] E21 N13 W21 S13 $
FGR=[YR=2025;ORIG=43,46] E20 N3 E11 S27 W20 N2 W11 N10 N12 $
FOP=[YR=2025;ORIG=23,58] E9 S8 W10 N4 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
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000	
6	0912	SCRN RM G	0	100	53	32	1,696.00	SF	21.00	21.00	100	2026	2025		100	35,616	

LAND DESCRIPTION

TOTAL OB/XF 85,616

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