LOT 61
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

HILE DORSEY L JR & WENDY J
95269 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0061-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

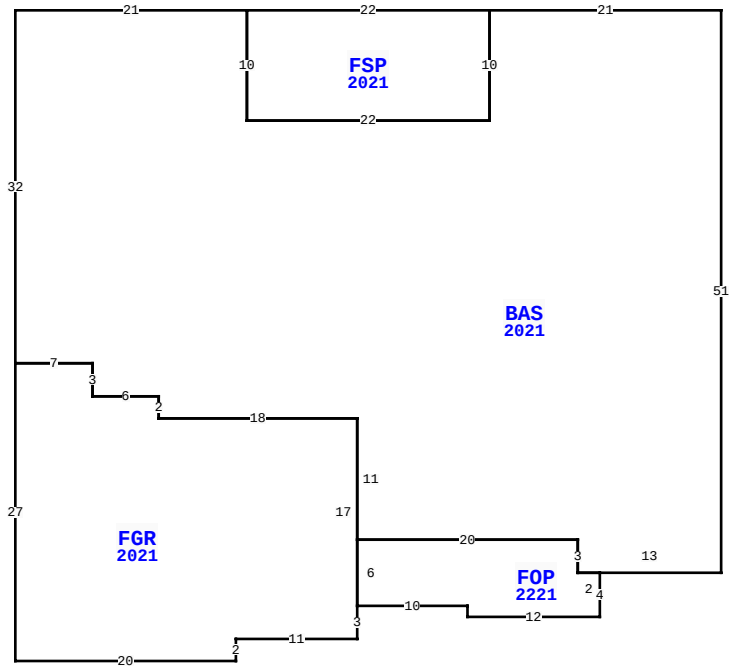
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,503	100	2021	2,503	336,066
FGR	707	55	2021	389	52,230
FOP	138	30	2221	41	5,505
FSP	220	40	2021	88	11,815
TOTALS	3,568			3,021	405,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,021	98.0628	136.31	411,793	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2023 Heated Area: 2503 HX Base Yr 2023



95269 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		405,616
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		530,616
SOH/AGL Deduction		58,730
ASSESSED VALUE		471,886
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		420,475
TOTAL JUST VALUE		530,616
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		518,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2107473	CO ISSUED	0	01/14/2022
B2107473	NEW CONSTR	370,589	06/09/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2538/0024	2/09/2022	WD	Q	I	01	493,200

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: HILE DORSEY L JR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W21 FSP=[YR=2021] W22 S10 E22 N10$ S10 W22 N10 W21 S32 FGR=[YR=2021] S27 E20 N2 E11 N3 FOP=[YR=2221] E10 S1 E12 N4 W2 N3 W20 S6$ N17 W18N2 W6 N3 W7$ E7 S3 E6 S2 E18 S11 E20 S3 E13 N51$.

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS