LOT 63
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

GORNICK LINDA L TRUST/GORNICK LINDA L TRUSTEE
95257 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

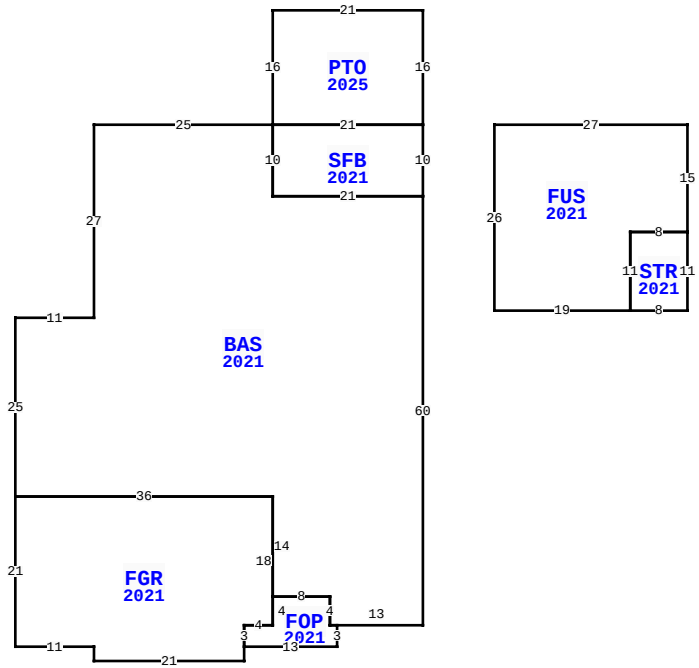
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,803	100	2021	2,803	350,338
FGR	786	55	2021	432	53,994
FOP	71	30	2021	21	2,625
FUS	614	100	2021	614	76,741
PTO	336	5	2025	17	2,125
SFB	210	80	2021	168	20,998
STR	88	10	2021	9	1,125
TOTALS	4,908			4,064	507,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,064	91.2912	126.89	515,681	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2024 Heated Area: 3585 HX Base Yr 2024



95257 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		507,946
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		632,946
SOH/AGL Deduction		326,047
ASSESSED VALUE		306,899
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		255,488
TOTAL JUST VALUE		632,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		625,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240007377	CONVERT FOP TO FE	29,768	06/21/2024
C2108479	CO ISSUED	0	01/28/2022
B2108479	NEW CONSTR	496,271	06/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2623/1675	3/06/2023	WD	Q	I	02	739,000
GRANTOR: JACKSON MICHAEL F & R						
GRANTEE: GORNICK LINDA L TRU						
2604/1485	9/16/2022	QC	U	I	11	100
GRANTOR: JACKSON MICHAEL F						
GRANTEE: JACKSON MICHAEL F &						

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

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=-21,0] W25 S27 W11 S25 E36 S14 E8 S4 E13 N60 W21 N10 $
FGR=[YR=2021;ORIG=-57,52] S21 E11 S2 E21 N2 N3 E4 N18 W36 $
FUS=[YR=2021;ORIG=10,0] E27 S15 W8 S11 W19 N26 $
PTO=[YR=2025;ORIG=-21,0] E21 N16 W21 S16 $
SFB=[YR=2021;ORIG=0,0] W21 S10 E21 N10 $
STR=[YR=2021;ORIG=37,15] S11 W8 N11 E8 $
FOP=[YR=2021;ORIG=-25,73] E13 N3 W1 N4 W8 S4 W4 S3 $
PTR=[ORIG=0,0] E10 W10 $
.

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 01/09/2025 BY TWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS