LOT 65
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

LISTOR STEVEN L & HEIDI E
95245 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0065-0000

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		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

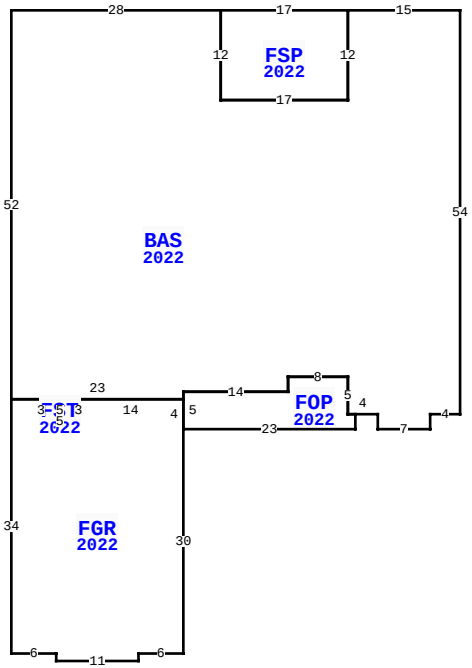
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,922	100	2022	2,922	390,786
FGR	793	55	2022	436	58,310
FOP	128	30	2022	38	5,082
FSP	204	40	2022	82	10,966
FST	15	55	2022	8	1,070
TOTALS	4,062			3,486	466,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,486	97.1888	135.09	470,924	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2025 Heated Area: 2922 HX Base Yr 2025



95245 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		466,215
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		591,215
SOH/AGL Deduction		0
ASSESSED VALUE		591,215
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		539,804
TOTAL JUST VALUE		591,215
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		582,724

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2116782	NEW CONSTR	495,532	12/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2577/1533	7/13/2022	WD	Q	I	01	610,600

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: LISTOR STEVEN L & H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W15 FSP=[YR=2022] W17 S12 E17 N12$ S12 W17 N12 W28 S52 FGR=[YR=2022] S34 E6 S1 E11 N1 E6 N30 FOP=[YR=2022] E23 N2 W1 N5 W8 S2 W14 S5$ N4 W14 FST=[YR=2022] S3 W5 N3 E5$ W9$ E23 N1 E14 N2 E8 S5 E4 S2 E7 N2 E4 N54$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000134	C	RES POND	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