LOT 67
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

RIES PAUL
95233 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0067-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

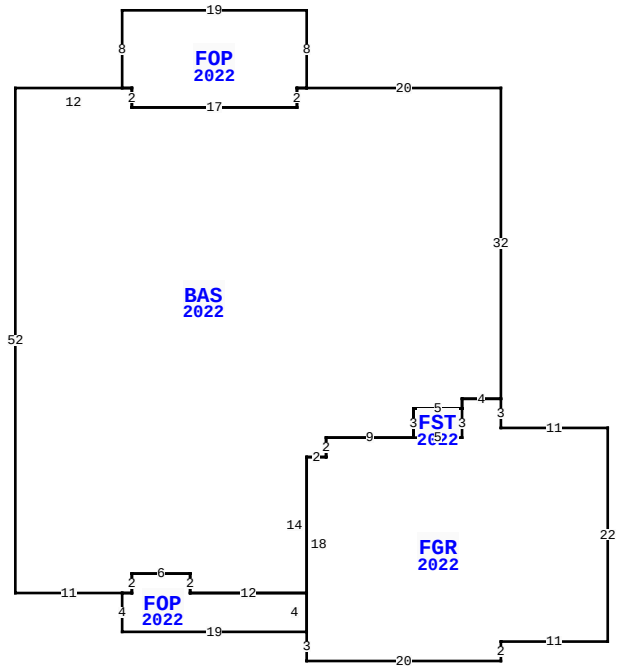
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,207	100	2022	2,207	305,235
FGR	729	55	2022	401	55,460
FOP	88	30	2022	26	3,596
FOP	186	30	2022	56	7,745
FST	15	55	2022	8	1,107
TOTALS	3,225			2,698	373,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,698	100.5024	139.70	376,911	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2024 Heated Area: 2207 HX Base Yr 2024



95233 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		373,142
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		498,142
SOH/AGL Deduction		49,886
ASSESSED VALUE		448,256
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		396,845
TOTAL JUST VALUE		498,142
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,244

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2207974	CO ISSUED	0	01/23/2023
B2207974	NEW CONSTR	365,601	05/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2613/1785	1/17/2023	WD	Q	I	02	519,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: RIES PAUL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W20 FOP=[YR=2022] N8 W19 S8 E1 S2 E17 N2 E1$ W1 S2 W17 N2 W12 S52 E11 FOP=[YR=2022] S4 E19 FGR=[YR=2022] S3 E20 N2 E11 N22 W11 N3 W4 S1 FST=[YR=2022] S3 W5 N3 E5$ W5 S3 W9 S2 W2 S18$ N4 W12 N2 W6 S2 W1$ E1 N2 E6 S2 E12 N14 E2 N2 E9 N3 E5 N1 E4 N32$.

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