

LOT 69
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

BRAINERD FAMILY TRUST/BRAINERD JAMES D CO-TRUSTEE
95221 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0069-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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
BAS	2,823	100
FGR	711	55
FOP	147	30
FSP	288	40
FST	20	55
TOTALS	3,989	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,384	102.9572	143.11	484,284	2021	2021	0	0	0	1.50	98.50
1 SNGL FAM 100% - 2022 Heated Area: 2823 HX Base Yr 2022												
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