

LAVACCA CHRISTINA M/
95215 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

29-2N-28-0117-0070-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structure

Roof Cover

Interior Wall

Interior Floor

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame Stories

Units Occupancy

3108

0305110304

HARDIE BRD 100
IRREGULAR 100
COMP SHNGL 100
DRYWALL 100
CLAY TILE 100
CENTRAL 100
AIR DUCTED 100
3 100
2.5 100
WOOD FRAME 100
1. 100
0 100
NONE 100

TOTALS

3,681

3,056

446,136

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

30500

FP-PRE FAB

0100

0

0

1.00

UT

3,500.00

3,500.00

100

2021

2021

3

99

3,465

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1000100

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

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0900013,056106.6280148.21452,93020212021001.5098.50

1 SNGL FAM100% - 2022Heated Area: 2538HX Base Yr 2022

PTO 2021

FOP 2021

BAS 2021

FGR 2021

FOP 2021

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/06/2025

MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W26 FOP=[YR=2021] W10 PTO=[YR=2021] N9 W10 S9 E10\$ W10 S10 E20 N10\$ S10 W20 S60 E12 FOP=[YR=2021] S3 E10 N3 FGR=[YR=2021] E2 S5 E22 N2 E11 N21 W36 S18 E1\$ W1 N4 W8 S4 W1\$ E1 N4 E8 N14 E25 N52\$.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE446,136

TOTAL MARKET OB/XF VALUE3,465

TOTAL LAND VALUE - MARKET125,000

TOTAL MARKET VALUE574,601

SOH/AGL Deduction118,803

ASSESSED VALUE455,798

TOTAL EXEMPTION VALUEWX HX HB56,411

BASE TAXABLE VALUE399,387

TOTAL JUST VALUE574,601

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE562,919

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2493/09298/31/2021WD Q Q I 01453,300

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: LAVACCA JAMES J & C