LOT 71
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

COLANTUONI RAYMOND J & ELAINE
95209 SANDY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0071-0000

BUILDING CHARACTERISTICS

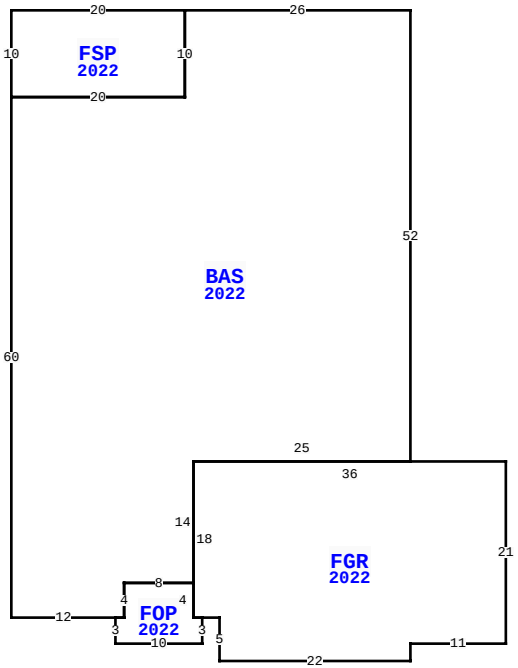
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,538	100	2022	2,538	356,541
FGR	791	55	2022	435	61,110
FOP	62	30	2022	19	2,669
FSP	200	40	2022	80	11,238
TOTALS	3,591			3,072	431,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,072	102.0832	141.90	435,917	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 2538 HX Base Yr 2023



95209 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		431,558
TOTAL MARKET OB/XF VALUE		40,000
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		596,558
SOH/AGL Deduction		79,101
ASSESSED VALUE		517,457
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		466,046
TOTAL JUST VALUE		596,558
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		565,864

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240011122	866-177 855-321	63,500	10/01/2024
22017727	CO ISSUED	0	12/01/2022
22003174	NEW CONSTR	431,140	02/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/0756	12/09/2022	WD	Q	I	01	578,600

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: COLANTUONI RAYMOND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W26 FSP=[YR=2022] W20 S10 E20 N10$ S10 W20 S60 E12 FOP=[YR=2022] S3 E10 N3 FGR=[YR=2022] E2 S5 E22 N2 E11 N21 W36 S18 E1$ W1 N4 W8 S4 W1$ E1 N4 E8 N14 E25 N52$.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2025	2024	03	100	40,000	

LAND DESCRIPTION

TOTAL OB/XF 40,000

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS