LOT 72
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

BABIK RAY EUGENE SR & KAREN JEAN
4755 ESSEX DR
DOYLETOWN, PA 18902

2026

29-2N-28-0117-0072-0000

BUILDING CHARACTERISTICS

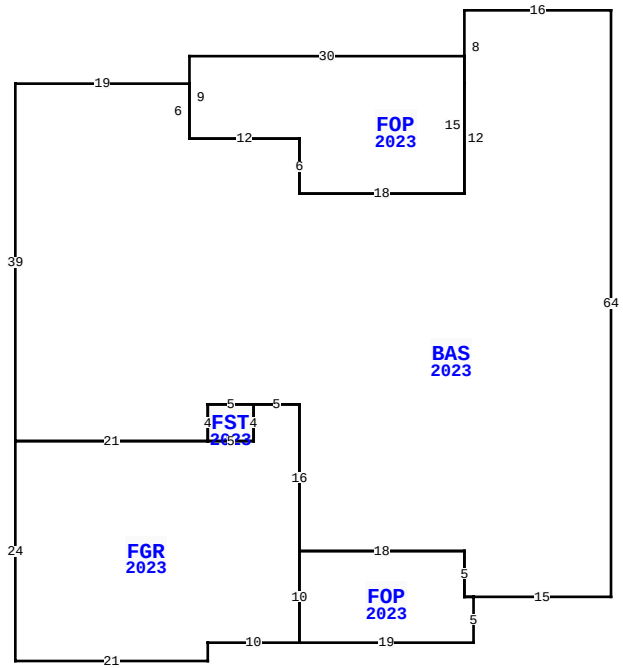
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,823	100	2023	2,823	382,177
FGR	744	55	2023	409	55,371
FOP	185	30	2023	56	7,581
FOP	378	30	2023	113	15,298
FST	20	55	2023	11	1,490
TOTALS	4,150			3,412	461,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,412	97.8880	136.06	464,237	2023	2023	0	0	0	0.50	99.50

2 SNGL FAM 0% - 2026 Heated Area: 2823 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

95203 SANDY POINTE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	461,916
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	586,916
SOH/AGL Deduction	0
ASSESSED VALUE	586,916
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	586,916
TOTAL JUST VALUE	586,916
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	575,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001624	CO ISSUED	0	02/06/2023
21016781	NEW CONSTR	477,388	12/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2865/1129	5/04/2026	WD	Q	I	01	655,000
GRANTOR: CLARK CHARLES D & PAT						
GRANTEE: BABIK RAY EUGENE SR						
2618/0247	2/07/2023	WD	Q	I	02	599,500
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: CLARK CHARLES S & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,-20] W16 S8 S12 W18 N6 W12 N6 W19 S39 E21 N4 E5 E5 S16 E18 S5 E1 E15 N64 $
FOP=[YR=2023;ORIG=84,-15] W30 S9 E12 S6 E18 N15 $
FGR=[YR=2023;ORIG=35,27] E21 E5 N4 E5 S16 S10 W10 S2 W21 N24 $
FST=[YR=2023;ORIG=56,23] E5 S4 W5 N4 $
FOP=[YR=2023;ORIG=66,39] E18 S5 E1 S5 W19 N10 $
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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	000100	C	RES	0		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 05/10/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS