

LOT 76
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

QUIRK DAVID R & ELIZABETH C L/E/
95179 SANDY POINTE DRIVE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0076-0000



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/LAMMT 50
Interior Floo	14	CARPET 50
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	335,761
FGR	791	55	2022	435	57,548
FOP	68	30	2022	20	2,646
FSP	200	40	2022	80	10,583
TOTALS	3,597			3,073	406,539

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
5	0912	SCRN RM G	0	100	31	16	496.00	SF	21.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,073	96.1400	133.63	410,645	2022	2022	0	0	0	1.00 99.00

1

SNGL FAM

100% - 2023

Heated Area: 2538

HX Base Yr 2023

BLD DATE		LGL DATE	
YE DATE		LAND DATE	05/06/2025
INC DATE		AG DATE	

95179 SANDY POINTE DR, FERNANDINA BEACH

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TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					406,539				
TOTAL MARKET OB/XF VALUE					60,104				
TOTAL LAND VALUE - MARKET					125,000				
TOTAL MARKET VALUE					591,643				
SOH/AGL Deduction					159,340				
ASSESSED VALUE					432,303				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					380,892				
TOTAL JUST VALUE					591,643				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					566,676				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011753	16X31 POOL ENCLOS	10,308	10/18/2024
SP240003501	SWIMMING POOL	103,000	03/27/2024
C2108474	C0 ISSUED	0	04/12/2022
B2108474	NEW CONSTR	378,212	06/28/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2637/553	5/03/2023	LE	U	I	11	100	
GRANTOR: QUIRK DAVID R & ELIZA							
GRANTEE: QUIRK LESLIE C							
2558/0313	4/26/2022	WD	Q	I	02	577,112	
GRANTOR: SEDA CONSTRUCTION COM							
GRANTEE: QUIRK DAVID R & ELI							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2022;ORIG=-20,0] W26 S52 E25 S14 E8 S4 E13 N60 W20 N10 \$									
FGR=[YR=2022;ORIG=-46,52] W11 S21 E11 S2 E22 N2 N3 E3 N18 W25 \$									
FSP=[YR=2022;ORIG=0,0] W20 S10 E20 N10 \$									
FOP=[YR=2022;ORIG=-24,73] E12 N3 W1 N4 W8 S4 W3 S3 \$									