

LOT 77
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

LODEIRO RUBEN J TRUST/LODEIRO RUBEN J TRUSTEE
95173 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0077-0000



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 70			
Interior Floo	14	CARPET 30			
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	00	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	2,805	100	2022	2,805	375,833
FGR	744	55	2022	409	54,800
FOP	162	30	2022	49	6,566
FOP	288	30	2022	86	11,523
FST	20	55	2022	11	1,474
TOTALS	4,019			3,360	450,195

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,360	97.3636	135.34	454,742	2022	2022	0	0	0	1.00 99.00
1 SNGL FAM			100% - 2026		Heated Area: 2805			HX Base Yr 2026			
Floor plan diagram showing various rooms and areas labeled with codes like FOP 2022, BAS 2022, FGR 2022, and FST 2022. Dimensions are provided for several areas.											