LOT 80
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

O'CONNOR TRUST/O'CONNOR EDWARD A TRUSTEE
95155 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0080-0000

BUILDING CHARACTERISTICS

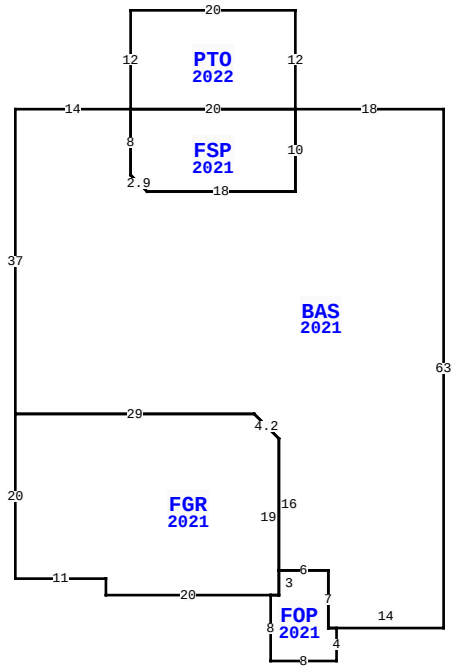
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,209	100	2021	2,209	324,096
FGR	678	55	2021	373	54,725
FOP	78	30	2021	23	3,375
FSP	198	40	2021	79	11,590
PTO	240	5	2022	12	1,760
TOTALS	3,403			2,696	395,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,696	107.1600	148.95	401,569	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2022 Heated Area: 2209 HX Base Yr 2022



95155 SANDY POINTE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		395,545
TOTAL MARKET OB/XF VALUE		3,888
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		524,433
SOH/AGL Deduction		98,388
ASSESSED VALUE		426,045
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		374,634
TOTAL JUST VALUE		524,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		515,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008927	SCRN ENCLSR	7,252	06/10/2022
C2104168	CO ISSUED	0	09/28/2021
B2104168	NEW CONSTR	329,972	04/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/301	12/07/2023	WD	U	I	11	100
GRANTOR: O'CONNOR EDWARD A & D						
GRANTEE: O'CONNOR TRUST						
2505/0997	10/14/2021	WD	Q	I	02	411,600
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: O'CONNOR EDWARD A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W18 PTO=[YR=2022] N12 W20 S12 E20$
FSP=[YR=2021] W20 S8 D2 R2 E18 N10$ S10 W18 U2 L2 N8W14
S37 FGR=[YR=2021] S20 E11 S2 E20 FOP=[YR=2021] S8 E8 N4 W1 N7
W6 S3 W1$ E1 N19 U3 L3 W29$ E29 D3 R3 S16 E6 S7 E14 N63$.

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
3	0911	SCRN RM A	0	100	20	12	240.00	SF	18.00	18.00	100	2022	2022	3	90	3,888	

LAND DESCRIPTION

TOTAL OB/XF 3,888

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	000134	C	RES POND	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