

LOT 83
SANDY POINTE PRESERVE PHASE 2
OR 2401/128

ORZEL FAMILY TRUST/ORZEL MICHAEL J TRUSTEE
95137 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0083-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 70			
Interior Floo	14	CARPET 30			
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			
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	2025	2,538	357,985
FGR	749	55	2025	412	58,113
FOP	89	30	2025	27	3,808
FOP	200	30	2025	60	8,463
TOTALS	3,576			3,037	428,369

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0900	01	3,037	101.4714	141.05	428,369	2024	2024	0	0	0.00
1 SNGL FAM 100% - 2025										
Heated Area: 2538						HX Base Yr 2025				