LOT 84
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

POOLE RYAN A & SHEILA J
95131 SANDY POINTE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0084-0000

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	13	LVT/LAMNT 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		0 100
Quality	02	Quality Level 02

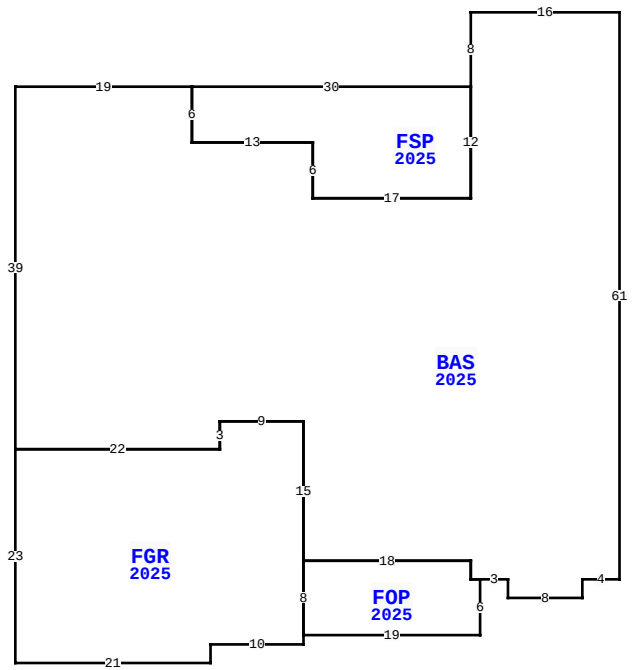
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,810	100	2025	2,810	373,477
FGR	720	55	2025	396	52,632
FOP	150	30	2025	45	5,981
FSP	282	40	2025	113	15,019
TOTALS	3,962			3,364	447,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,364	95.6156	132.91	447,109	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 2810 HX Base Yr 2025



95131 SANDY POINTE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		447,109
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		572,109
SOH/AGL Deduction		984
ASSESSED VALUE		571,125
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		519,714
TOTAL JUST VALUE		572,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		556,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004063	NEW SFR; T:3955,	526,860	04/10/2024
B230012836	SFR H2827 G695	526,860	10/05/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/1452	4/24/2024	WD	Q	I	02	644,600

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: POOLE RYAN A & SHEI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,18] E19 S6 E13 S6 E17 N12 N8 E16 S61 W4 S2 W8 N2 W3 W1 N2 W18 N15 W9 S3 W22 N39 $
FSP=[YR=2025;ORIG=59,30] W17 N6 W13 N6 E30 S12 $
FGR=[YR=2025;ORIG=41,54] W9 S3 W22 S23 E21 N2 E10 N1 N8 N15 $
FOP=[YR=2025;ORIG=41,69] E18 S2 E1 S6 W19 N8 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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 08/13/2024 BY TWWW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS