LOT 85
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

WEBB LEWIS & GLORIA
94994 PALM POINTE DRIVE SOUTH
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0085-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

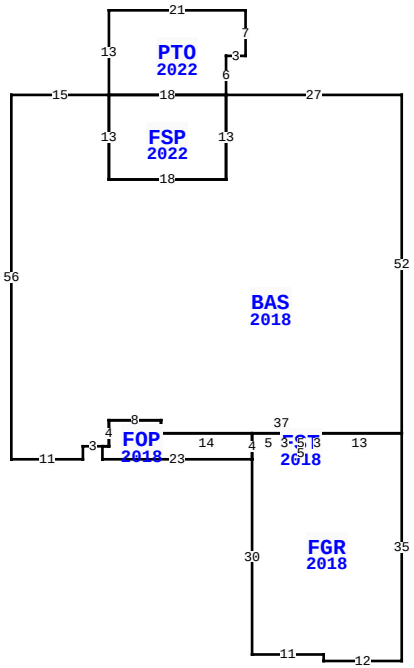
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4087.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,922	100	2018	2,922	404,026
FGR	779	55	2018	428	59,179
FOP	106	30	2018	32	4,425
FSP	234	40	2022	94	12,997
FST	15	55	2018	8	1,106
PTO	255	5	2022	13	1,797
TOTALS	4,311			3,497	483,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,497	102.6076	142.62	498,742	2018	2018	0	0	0	3.05	96.95

1 SNGL FAM 0% - 0 Heated Area: 2922 HX Base Yr



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

94994 S PALM POINTE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	483,530
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	608,530
SOH/AGL Deduction	30,507
ASSESSED VALUE	578,023
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	578,023
TOTAL JUST VALUE	608,530
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	602,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1804811	CO ISSUED	0	10/02/2018
B1804811	NEW CONSTR	392,374	05/11/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2264/1245	3/27/2019	WD	Q	I	01	400,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: WEBB LEWIS & GLORIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W27 PTO=[YR=2022] N6 E3 N7 W21 S13 E18$
FSP=[YR=2022] W18 S13 E18 N13$ S13 W18 N13 W15 S56 E11 N2 E3
FOP=[YR=2018] S2 E23 FGR=[YR=2018] S30 E11 S1 E12 N35 W13
FST=[YR=2018] W5 S3 E5 N3$ S3 W5 N3 W5 S4$ N4 W14 N2 W8 S4
W1$ E1 N4 E8 S2 E37 N52$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		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