LOT 86
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

PHELAN DEBORAH K REV TRUST/PHELAN DEBORAH K TRUSTE
94988 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0086-0000

BUILDING CHARACTERISTICS

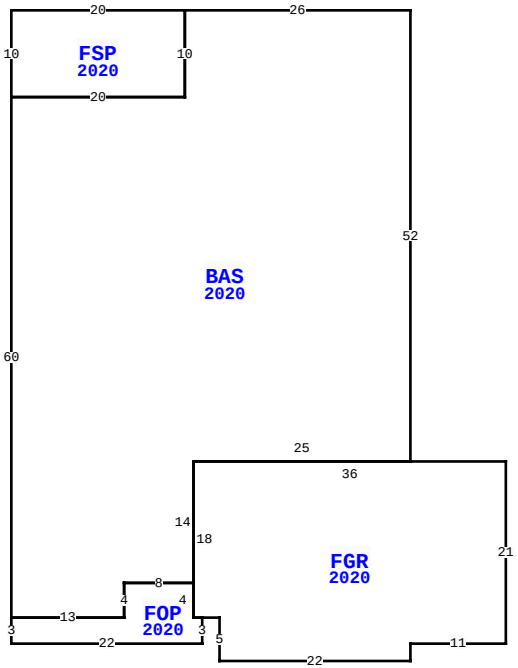
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,538	100	2020	2,538	352,939
FGR	791	55	2020	435	60,492
FOP	98	30	2020	29	4,033
FSP	200	40	2020	80	11,125
TOTALS	3,627			3,082	428,589

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,082	102.0832	141.90	437,336	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2021 Heated Area: 2538 HX Base Yr 2021



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

94988 S PALM POINTE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		428,589
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		553,589
SOH/AGL Deduction		262,205
ASSESSED VALUE		291,384
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		234,973
TOTAL JUST VALUE		553,589
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2000672	CO ISSUED	0	06/10/2020
B2000672	NEW CONSTR	355,757	02/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/1702	12/29/2021	WD	U	I	11	211,600
GRANTOR: PHELAN WILLIAM T REVO						
GRANTEE: PHELAN DEBORAH K RE						
2406/1675	10/29/2020	QC	U	I	11	100
GRANTOR: PHELAN DEBORAH K & WI						
GRANTEE: PHELAN DEBORAH K RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W26 FSP=[YR=2020] W20 S10 E20 N10 $ S10 W20 S60 FOP=[YR=2020] S3 E22 N3 FGR=[YR=2020] E2 S5 E22 N2 E11 N21 W36 S18 E1$ W1 N4 W8 S4 W13 $ E13 N4 E8 N14 E25 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	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 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