LOT 88
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

BARTGIS JERRY STEVE & KATRIN M
94976 PALM POINTE DRIVE S
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0088-0000

BUILDING CHARACTERISTICS

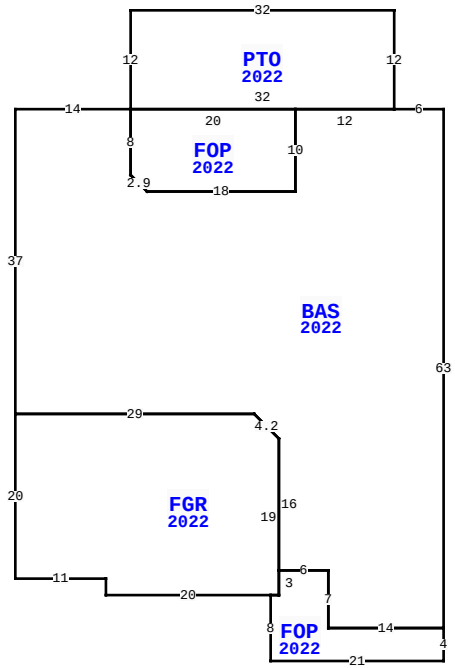
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2022	2,209	325,741
FGR	678	55	2022	373	55,002
FOP	130	30	2022	39	5,751
FOP	198	30	2022	59	8,700
PTO	384	5	2022	19	2,802
TOTALS	3,599			2,699	397,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,699	107.1600	148.95	402,016	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 100% - 2023 Heated Area: 2209 HX Base Yr 2023



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

94976 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		397,996
TOTAL MARKET OB/XF VALUE		3,240
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		526,236
SOH/AGL Deduction		50,707
ASSESSED VALUE		475,529
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		419,118
TOTAL JUST VALUE		526,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018571	ADDITION	8,775	12/19/2022
C2109045	CO ISSUED	0	06/03/2022
B2109045	NEW CONSTR	331,228	07/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2570/0254	6/10/2022	WD	Q	I	02	523,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: BARTGIS JERRY STEVE

BUILDING NOTES

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
2	0911	SCRN RM A	0	100	10	20	200.00	SF	18.00	18.00	100	2022	2022	3	90	3,240	

BUILDING DIMENSIONS

BAS=[YR=2022] W6 PTO=[YR=2022] N12 W32 S12 FOP=[YR=2022] S8 D2 R2 E18 N10 W20$ E32$ W12 S10 W18 U2 L2 N8 W14 S37 FGR=[YR=2022] S20 E11 S2 E20 FOP=[YR=2022] S8 E21 N4 W14 N7 W6 S3 W1$ E1 N19 U3 L3 W29$ E29 D3 R3 S16 E6 S7 E14N63$.

LAND DESCRIPTION

TOTAL OB/XF 3,240

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