LOT 97
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

MEEKS TERRY W & JACQUELINE P
94952 PALM POINTE DRIVE SOUTH
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0097-0000

BUILDING CHARACTERISTICS

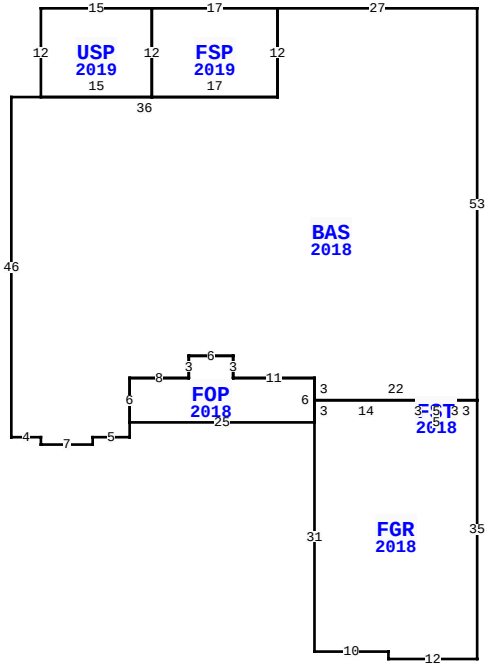
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,901	100	2018	2,901	396,762
FGR	745	55	2018	410	56,075
FOP	168	30	2018	50	6,839
FSP	204	40	2019	82	11,215
FST	15	55	2018	8	1,095
USP	180	30	2019	54	7,386
TOTALS	4,213			3,505	479,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,505	101.4885	141.07	494,450	2018	2018	0	0	0	3.05	96.95

1 SNGL FAM 100% - 2020 Heated Area: 2901 HX Base Yr 2020



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

94952 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		479,369
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		604,369
SOH/AGL Deduction		259,386
ASSESSED VALUE		344,983
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		293,572
TOTAL JUST VALUE		604,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		594,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004658	SCRNENCL	10,300	05/06/2019
B1806040	NEW CONSTR	368,172	06/13/2018
C1806040	CO ISSUED	0	01/03/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2251/0669	1/25/2019	WD	Q	I	01	399,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: MEEKS TERRY W & JAC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W27 FSP=[YR=2019] W17 USP=[YR=2019] W15 S12 E15 N12$ S12 E17 N12$ S12 W36 S46 E4 S1 E7 N1 E5 N2
FOP=[YR=2018] E25 FGR=[YR=2018] S31 E10 S1 E12 N35 W3
FST=[YR=2018] W5 S3 E5 N3$ S3 W5 N3 W14 S3$ N6 W11 N3 W6 S3 W8 S6$ N6 E8 N3 E6 S3 E11 S3 E22 N53$.

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	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