

LOT 99
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

ZIMPFER DENNIS S & CYNTHIA L
94940 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0099-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
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	2,632	100	2019	2,632	366,273
FGR	786	55	2019	432	60,118
FOP	62	30	2019	19	2,644
FOP	210	30	2019	63	8,767
FUS	432	100	2019	432	60,118
STR	88	10	2019	9	1,253
TOTALS	4,210			3,587	499,174

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,587	102.6855	142.73	511,973	2019	2019	0	0	2.50	97.50
1 SNGL FAM		100% - 2022				Heated Area: 3064		HX Base Yr 2022			
			BLD DATE					LGL DATE			
			XF DATE					LAND DATE		05/06/2025	
			INC DATE					AG DATE			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				499,174	
TOTAL MARKET OB/XF VALUE				60,961	
TOTAL LAND VALUE - MARKET				125,000	
TOTAL MARKET VALUE				685,135	
SOH/AGL Deduction				143,953	
ASSESSED VALUE				541,182	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE				489,771	
TOTAL JUST VALUE				685,135	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				654,137	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2004137	SCRN ENCLSR	5,640	05/14/2020
B2001186	SWIM POOL	43,780	02/01/2020
C190922	CO ISSUED	0	08/28/2019
B190922	NEW CONSTR	414,553	02/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2316/1340	11/01/2019	WD Q	Q	I	02
GRANTOR: SEDA CONSTRUCTION COM					
GRANTEE: ZIMPFER DENNIS S &					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2019] W25 FOP=[YR=2019] W21 S10 E21 N10 \$ S10 W21 S60 E12 FOP=[YR=2019] S3 E10 N3 FGR=[YR=2019] E3 S5 E21 N2 E11 N21 W36 S18 E1 \$ W1 N4 W8 S4 W1 \$ E1 N4 E8 N14 E29 N26 W4 N26 \$ PTR= E30 STR=[YR=2019] E8 FUS=[YR=2019] E12 S26 W20 N15 E8 N11 \$ S11 W8 N11 \$ W30 \$.					

EXTRA FEATURES										94940 S PALM POINTE DR, FERNANDINA BEACH			INC DATE		AG DATE			
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	
3	0911	SCRN RM A	0	100	57	16	912.00	SF	18.00	18.00	100	2020	2020	3	82	13,461		
4	0860	POOL/SPA	0	100	28	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500		