LOT 103
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

WIRTH RONALD L
94881 S PALM POINTE DR
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0103-0000

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

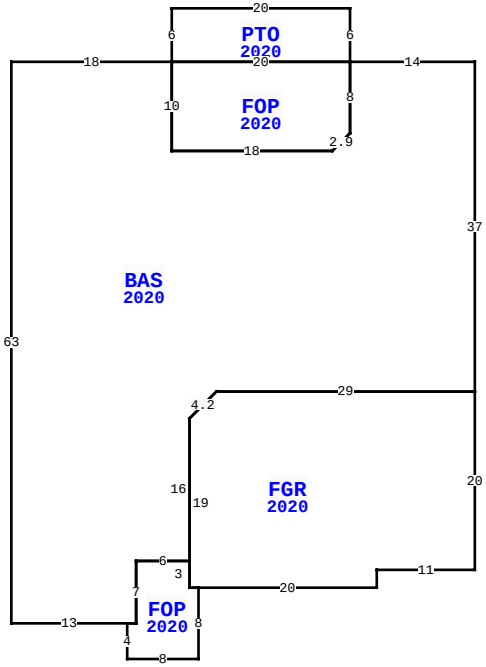
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,209	100	2020	2,209	326,022
FGR	678	55	2020	373	55,051
FOP	78	30	2020	23	3,395
FOP	198	30	2020	59	8,707
PTO	120	5	2020	6	886
TOTALS	3,283			2,670	394,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,670	108.3456	150.60	402,102	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2024 Heated Area: 2209 HX Base Yr 2024



94881 S PALM POINTE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		394,060
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		519,060
SOH/AGL Deduction		270,604
ASSESSED VALUE		248,456
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		192,045
TOTAL JUST VALUE		519,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005207	SOLAR PANELS	17,000	08/01/2020
C1908694	CO ISSUED	0	04/14/2020
B1908694	NEW CONSTR	306,626	11/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2360/0239	5/07/2020	WD	Q	I	01	378,100

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: WIRTH RONALD L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W14 PTO=[YR=2020] N6 W20 S6 E20$ FOP=[YR=2020] W20 S10 E18 U2 R2 N8$ S8 D2 L2 W18 N10 W18 S63 E13 FOP=[YR=2020] S4 E8 N8 FGR=[YR=2020] E20 N2 E11 N20 W29 D3 L3 S19 E1$ W1 N3 W6 S7 W1$ E1 N7 E6 N16 U3 R3 E29 N37$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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