LOT 104
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

SCHINNER ASHLEY D & JOSEPH E
94887 PALM POINTE DRIVE S
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0104-0000

BUILDING CHARACTERISTICS

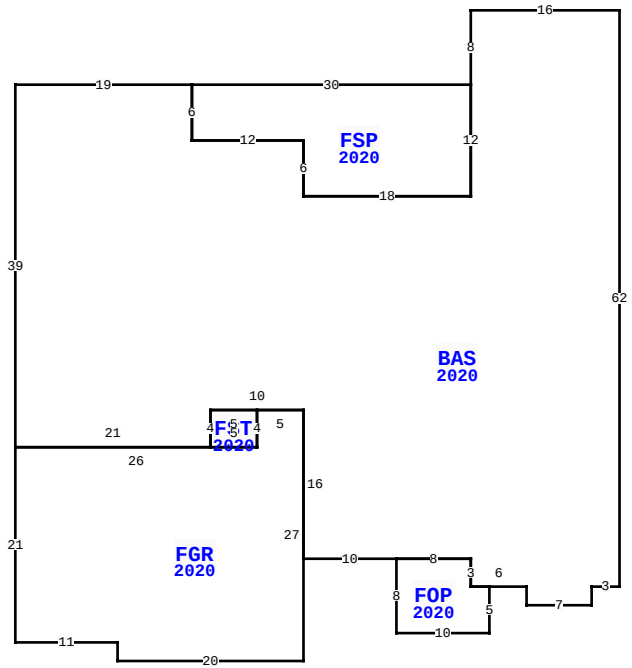
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,805	100	2020	2,805	393,396
FGR	711	55	2020	391	54,837
FOP	74	30	2020	22	3,085
FSP	288	40	2020	115	16,129
FST	20	55	2020	11	1,543
TOTALS	3,898			3,344	468,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,344	102.9572	143.11	478,560	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2021 Heated Area: 2805 HX Base Yr 2021



94887 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		468,989
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		593,989
SOH/AGL Deduction		218,052
ASSESSED VALUE		375,937
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		324,526
TOTAL JUST VALUE		593,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		580,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907274	CO ISSUED	0	03/31/2020
B1907274	NEW CONSTR	388,491	09/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2355/0619	4/17/2020	WD	Q	I	02	405,000

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: SCHINNER ASHLEY D &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W16 S8 FSP=[YR=2020] W30 S6 E12 S6 E18 N12$ S12 W18 N6 W12 N6 W19 S39 FGR=[YR=2020] S21 E11 S2 E20 N27 W5 FST=[YR=2020] W5 S4 E5 N4$ S4 W26$ E21 N4 E10 S16 E10 FOP=[YR=2020] S8 E10 N5 W2 N3 W8$E8 S3 E6 S2 E7 N2 E3 N62 $.

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