LOT 107
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

KINGERY BARRY D & STEPHANIE L
94905 PALM POINTE DRIVE S
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0107-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

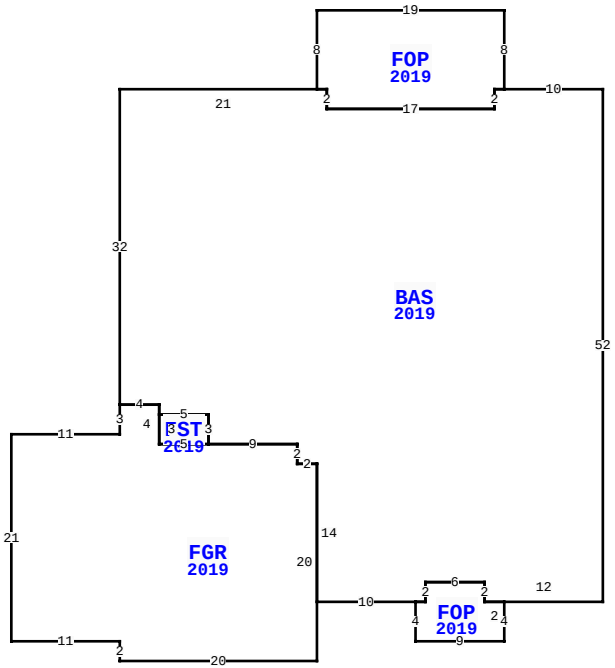
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,155	100	2019	2,155	318,026
FGR	683	55	2019	376	55,488
FOP	48	30	2019	14	2,066
FOP	186	30	2019	56	8,264
FST	15	55	2019	8	1,181
TOTALS	3,087			2,609	385,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,609	108.8928	151.36	394,898	2019	2019	0	0	0	2.50	97.50

1 SNGL FAM 100% - 2021 Heated Area: 2155 HX Base Yr 2021



BLD DATE	05/10/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/06/2025 MLU
INC DATE			AG DATE	

94905 S PALM POINTE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		385,026
TOTAL MARKET OB/XF VALUE		78,279
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		588,305
SOH/AGL Deduction		318,475
ASSESSED VALUE		269,830
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		218,419
TOTAL JUST VALUE		588,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		578,241

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016508	SWIM POOL	54,000	11/03/2022
C1906346	CO ISSUED	0	01/29/2020
19006346	NEW CONSTR	311,605	06/14/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2381/1958	8/03/2020	WD	Q	I	02	350,000

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: KINGERY BARRY D & S

BUILDING NOTES

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
3	0912	SCRN RM G	1	100	0	0	1,448.00	SF	21.00	21.00	100	2023	2023		93	28,279	
4	0860	POOL/SPA	1	100	0	0	1.00	UT	50,000.00	50,000.00	100	2023	2023	04	100	50,000	

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W10 W1 S2 W17 N2 W21 S32 E4 S1 E5 S3 E9 S2 E2 S14 E10 E1 N2 E6 S2 E12 N52 $
FGR=[YR=2019;ORIG=-49,32] S3 W11 S21 E11 S2 E20 N20 W2 N2 W9 W5 N4 W4 $
FOP=[YR=2019;ORIG=-10,0] N8 W19 S8 E1 S2 E17 N2 E1 $
FOP=[YR=2019;ORIG=-19,52] S4 E9 N4 W2 N2 W6 S2 W1 $
FST=[YR=2019;ORIG=-40,36] N3 W5 S3 E5 $
.

LAND DESCRIPTION

TOTAL OB/XF 78,279

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 05/10/2023 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS