LOT 112
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

P&LAME1 LLC
PO BOX 950
FERNANDINA BEACH, FL 32035

2026

29-2N-28-0117-0112-0000

BUILDING CHARACTERISTICS

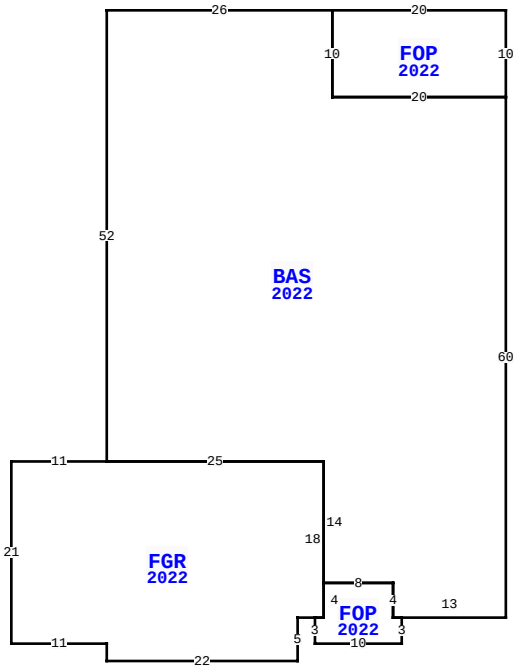
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,538	100	2022	2,538	366,591
FGR	791	55	2022	435	62,832
FOP	62	30	2022	19	2,744
FOP	200	30	2022	60	8,666
TOTALS	3,591			3,052	440,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,052	104.9674	145.90	445,287	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM 0% - 2024 Heated Area: 2538 HX Base Yr



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

94935 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	440,834
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	125,000
TOTAL MARKET VALUE	565,834
SOH/AGL Deduction	0
ASSESSED VALUE	565,834
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	565,834
TOTAL JUST VALUE	565,834
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	554,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2109489	NEW CONSTR	378,212	07/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2613/1991	1/18/2023	WD	Q	I	01	515,000
GRANTOR: MOORE VAN A & DIANE L						
GRANTEE: P&LAME1LLC						
2587/0143	8/26/2022	WD	Q	I	01	604,900
GRANTOR: SEDA CONSTRUCTION COM						
GRANTEE: MOORE VAN A & DIANE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W20 BAS=[YR=2022] W26 S52 FGR=[YR=2022] W11 S21 E11 S2 E22 N5 E2 FOP=[YR=2022] S3 E10 N3 W1 N4 W8 S4 W1$ E1 N18 W25$ E25 S14 E8 S4 E13 N60 W20 N10$ S10 E20 N10$.

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	000100	C	RES	0		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