LOT 114
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

BAGWELL ROBERT T & KIMBERLY S
94947 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0114-0000

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 50
Interior Floo	14	CARPET 50
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

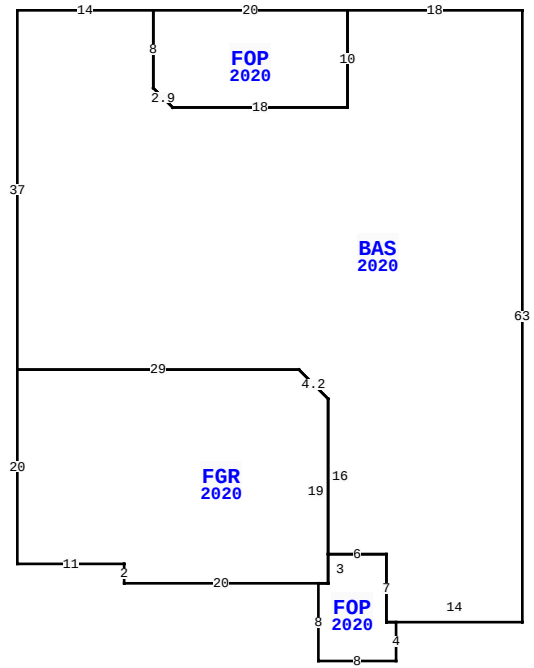
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,209	100	2020	2,209	322,450
FGR	678	55	2020	373	54,447
FOP	78	30	2020	23	3,357
FOP	198	30	2020	59	8,612
TOTALS	3,163			2,664	388,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,664	107.1600	148.95	396,803	2020	2020	0	0	0	2.00	98.00

1 SNGL FAM 100% - 2021 Heated Area: 2209 HX Base Yr 2021



94947 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 — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		388,867
TOTAL MARKET OB/XF VALUE		69,296
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		583,163
SOH/AGL Deduction		176,798
ASSESSED VALUE		406,365
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		354,954
TOTAL JUST VALUE		583,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		576,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230013803	POOL ENCLO	13,500	10/27/2023
B230009500		50,000	07/25/2023
C203960	CO ISSUED	0	05/11/2020
B1906447	NEW CONSTR	309,982	08/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/0351	9/30/2020	WD	Q	I	01	353,500

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: BAGWELL ROBERT T &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W18 FOP=[YR=2020] W20 S8 D2 R2 E18 N10$ S10 W18 U2 L2 N8 W14 S37 FGR=[YR=2020] S20 E11 S2 E20 FOP=[YR=2020] S8 E8 N4 W1 N7 W6 S3 W1 $ E1 N19 U3 L3 W29 $ E29 D3 R3 S16 E6 S7 E14 N63 $.

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
2	0912	SCRN RM G	0	100	0	0	988.00	SF	21.00	21.00	100	2024	2023		93	19,296	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 69,296

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	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 01/10/2024 BY DJ Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS