LOT 118
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

LONGACRE JAMES R & MIKOLEAN M
94971 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0118-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

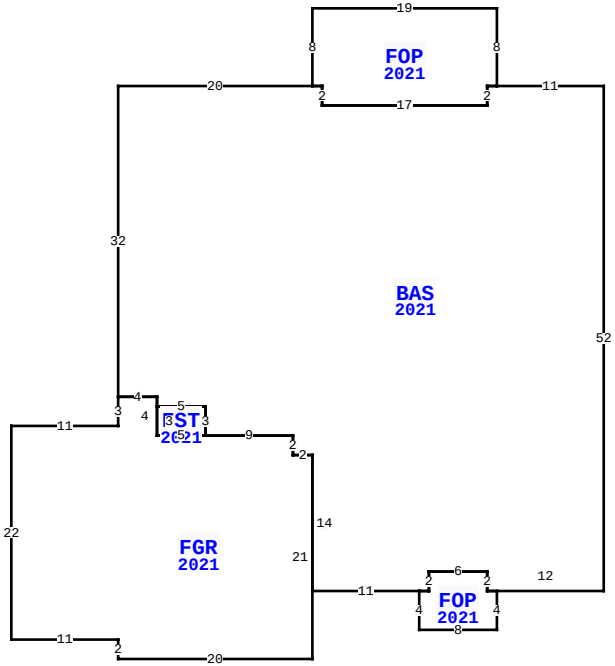
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4087.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,207	100	2021	2,207	318,302
FGR	714	55	2021	393	56,680
FOP	44	30	2021	13	1,874
FOP	186	30	2021	56	8,077
FST	15	55	2021	8	1,153
TOTALS	3,166			2,677	386,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,677	105.3360	146.42	391,966	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2026 Heated Area: 2207 HX Base Yr 2026



94971 S PALM POINTE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		386,087
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		561,087
SOH/AGL Deduction		199,747
ASSESSED VALUE		361,340
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		309,929
TOTAL JUST VALUE		561,087
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		532,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240008396	861-360 855-800	74,045	07/17/2024
B2012301	CO ISSUED	0	08/04/2021
B2012301	NEW CONSTR	312,614	12/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2703/673	3/29/2024	WD	Q	I	01	535,000
GRANTOR: SHEEHY JOHN T REVOCAB						
GRANTEE: LONGACRE JAMES R &						
2670/712	9/23/2023	WD	U	I	11	100
GRANTOR: SHEEHY JOHN T						
GRANTEE: SHEEHY JOHN T REVOC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W11 W1 S2 W17 N2 W1 W20 S32 E4 S1 E5 S3 E9 S2 E2 S14 E11 E1 N2 E6 S2 E12 N52 $
FGR=[YR=2021;ORIG=-50,32] S3 W11 S22 E11 S2 E20 N21 W2 N2 W9 W5 N4 W4 $
FOP=[YR=2021;ORIG=-11,0] N8 W19 S8 E1 S2 E17 N2 E1 $
FOP=[YR=2021;ORIG=-19,52] S4 E8 N4 W1 N2 W6 S2 W1 $
FST=[YR=2021;ORIG=-41,36] W5 N3 E5 S3 $
.

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
3	0860	POOL/SPA	0	100	36	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 50,000

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 01/09/2025 BY TWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS