LOT 119
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

WATKINS SEAN & MADISON
94977 S PALM POINTE DRIVE
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0119-0000

BUILDING CHARACTERISTICS

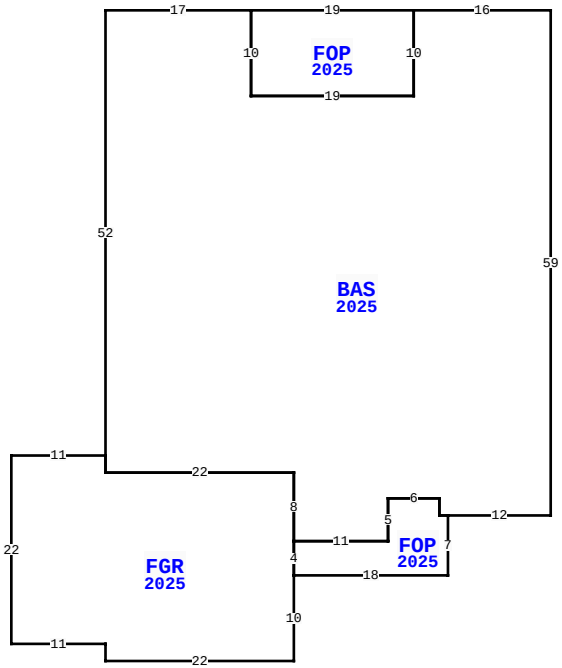
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Interior KITCH	NEW	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,789	100	2025	2,789	409,983
FGR	726	55	2025	399	58,653
FOP	105	30	2025	32	4,704
FOP	190	30	2025	57	8,379
TOTALS	3,810			3,277	481,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,277	105.7540	147.00	481,719	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2025 Heated Area: 2789 HX Base Yr 2025



94977 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

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		481,719
TOTAL MARKET OB/XF VALUE		50,000
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		656,719
SOH/AGL Deduction		59,454
ASSESSED VALUE		597,265
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		545,854
TOTAL JUST VALUE		656,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		636,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240011858	IN GROUND SWIMMIN	88,000	10/22/2024
CO240009972	NEW SFR T-3805 H-	517,123	08/28/2024
B240003077	NEW SFR T-3805 H-	517,123	03/18/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2736/459	9/05/2024	WD	Q	I	01	650,000

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: WATKINS SEAN & MADI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E17 S10 E19 N10 E16 S59 W12 W1 N2 W6 S5 W11 N8 W22 N2 N52 $
FOP=[YR=2025;ORIG=27,10] E19 S10 W19 N10 $
FGR=[YR=2025;ORIG=32,64] W22 N2 W11 S22 E11 S2 E22 N10 N4 N8 $
FOP=[YR=2025;ORIG=32,72] E11 N5 E6 S2 E1 S7 W18 N4 $
.

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	0860	POOL/SPA	0	100	0	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 02/21/2025 BY TWA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS