LOT 121
SANDY POINTE PRESERVE PHASE 1
PBK 8/289

BROOKS MICHAEL/WOMBLE VALERIE
94989 PALM POINTE DR S
FERNANDINA BEACH, FL 32034

2026

29-2N-28-0117-0121-0000

BUILDING CHARACTERISTICS

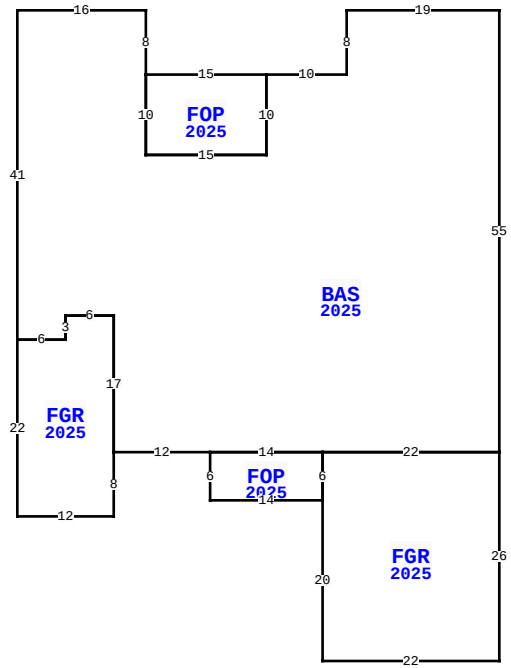
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,764	100	2025	2,764	391,189
FGR	282	55	2025	155	21,937
FGR	572	55	2025	315	44,582
FOP	84	30	2025	25	3,538
FOP	150	30	2025	45	6,369
TOTALS	3,852			3,304	467,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,304	101.8210	141.53	467,615	2024	2024	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 2764 HX Base Yr 2026



94989 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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		467,615
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		592,615
SOH/AGL Deduction		111,767
ASSESSED VALUE		480,848
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		429,437
TOTAL JUST VALUE		592,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		580,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240010854	CO		09/23/2024
B240004106	NEW SFR T-3818 H-	518,666	04/10/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2771/235	2/28/2025	WD	Q	I	02	607,900

GRANTOR: SEDA CONSTRUCTION COM

GRANTEE: BROOKS MICHAEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,9] E16 S8 S10 E15 N10 E10 N8 E19 S55 W22 W14 W12 N17 W6 S3 W6 N41 $
FGR=[YR=2025;ORIG=70,64] W22 S6 S20 E22 N26 $
FGR=[YR=2025;ORIG=22,47] W6 S3 W6 S22 E12 N8 N17 $
FOP=[YR=2025;ORIG=26,27] E15 N10 W15 S10 $
FOP=[YR=2025;ORIG=48,64] W14 S6 E14 N6 $
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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	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 08/13/2024 BY TWWW Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 07/09/2026 BY SYS