

LOT 3
IN OR 2012/845
HIGH POINTE PB 6/273

TSANGARAKIS PLATON &/TOMBROFF MARIA
96075 HIGH POINTE DR
FERNANDIAN BEACH, FL 32034

2023

46-3N-28-509H-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	30	VINYL 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4022.00
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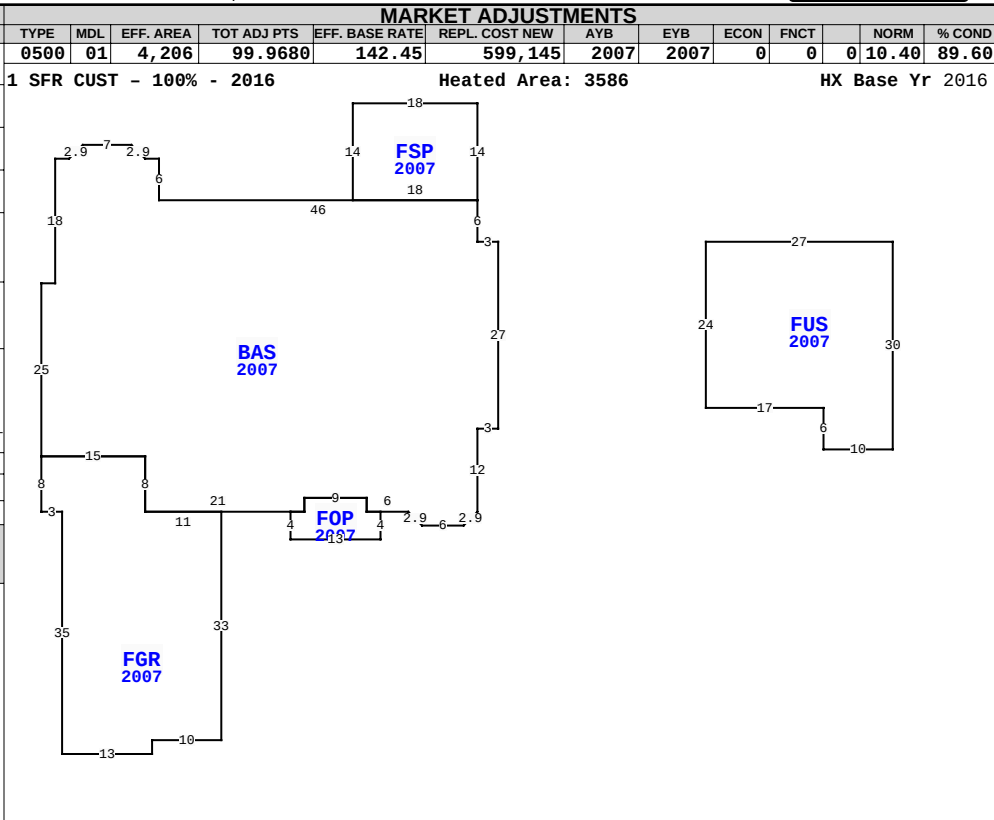
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,878	100	2,878	367,334
FGR	905	55	498	63,562
FOP	70	30	21	2,680
FSP	252	40	101	12,891
FUS	708	100	708	90,366

TOTALS	4,813		4,206	536,834
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	3,441.00	UT	4.00	4.00	
2	0861	POOL GUNIT	0	100	30	16	480.00	SF	85.00	85.00	
3	0911	SCRN RM A	0	100	0	0	493.00	SF	17.50	17.50	
4	0845	KOOL DECK	0	100	0	0	506.00	SF	7.25	7.25	
5	1127	BRICK 8"	0	100	0	0	996.00	SF	11.00	11.00	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00	LT	

REVIEW DATE	01/15/2019	BY	KW
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
53,598											

TOTAL OB/XF											
53,598											

Total Acres:	0.00	Total Land Value:	100,000	Market:	0	Agricultural:	0	Common:	100,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		536,834	
TOTAL MARKET OB/XF VALUE		53,598	
TOTAL LAND VALUE - MARKET		100,000	
TOTAL MARKET VALUE		690,432	
SOH/AGL Deduction		275,179	
ASSESSED VALUE		415,253	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		365,253	
TOTAL JUST VALUE		690,432	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		536,182	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18521	SWIM POOL	35,000	09/01/2006
M11786	MECH OTHER	0	07/01/2006
P11072	OTHER	0	05/01/2006
C17263	CO ISSUED	0	03/01/2006
E16896	REPAIR/RRF	6,000	03/01/2006
R08997	REPAIR/RRF	10,000	03/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2012/0845	9/28/2015	WD	U	I	11
GRANTOR: TOMBROFF MARIA					
GRANTEE: TOMBROFF MARIA & PL					
1333/0752	7/14/2005	WD	Q	V	
GRANTOR: ALLISON LANDS INC					
GRANTEE: TOMBROFF MARIA					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2007] W3 N6 FSP=[YR=2007] N14 W18 S14 E18 \$ W 46 N6 W2 U2 L2 W7 D2 L2 W2 S18 W2 S25 FGR=[YR=2007] S8 E3 S35 E13 N2 E10 N33 W11 N8 W15 \$ E15 S8 E21 FOP=[YR=2007] S4 E13 N27 \$ PTR = E30 FUS=[YR=2007] E27 S30 W10 N6 W17 N24 \$ W30 \$											