

LOT 5
IN OR 1604/1893
HIGH POINTE PB 6/273

MCCLAIN WILLIE J
96115 HIGH POINTE DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-509H-0005-0000



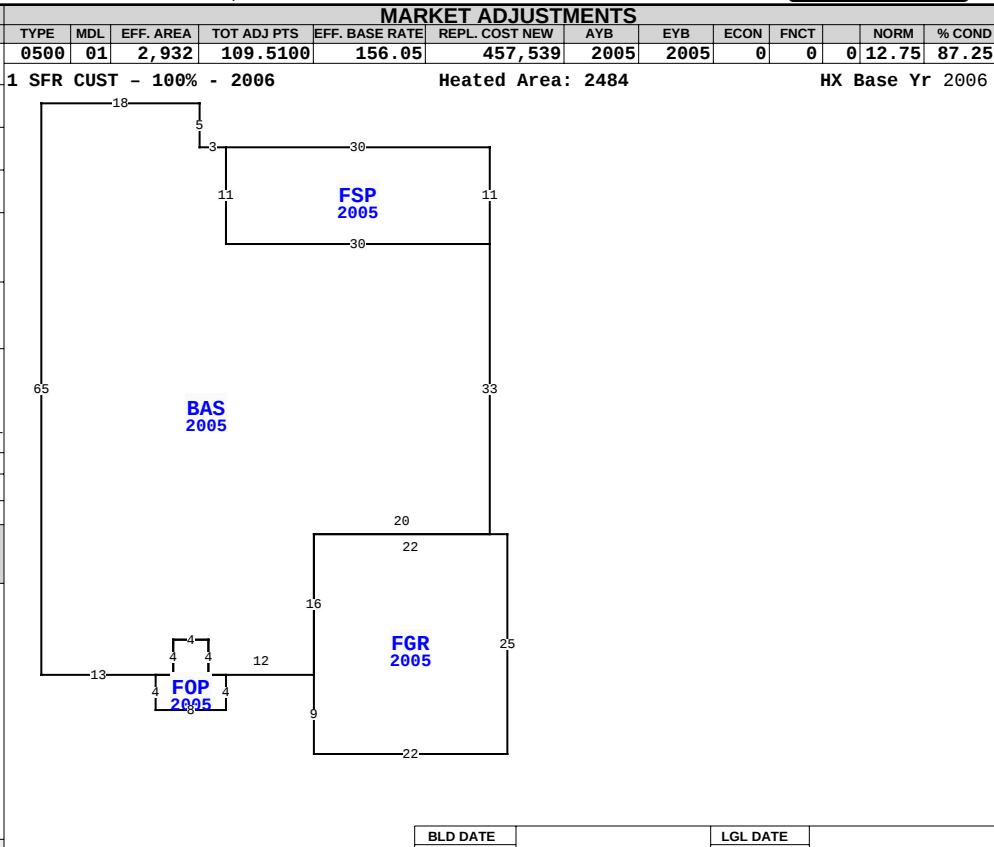
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	41.	41. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4022.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2,484	338,205
FGR	550	55	302	41,118
FOP	48	30	14	1,906
FSP	330	40	132	17,973
TOTALS	3,412		2,932	399,203

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	1127	BRICK 8"	0	100	12	4	48.00	SF	5.50	5.50	
3	0812	CONCRETE C	0	100	0	0	2,630.00	SF	4.00	4.00	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,500.00	1,500.00	

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



TOTAL OB/XF											
11,610											

TOTAL OB/XF											
11,610											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 4											
VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 399,203											
TOTAL MARKET OB/XF VALUE 11,610											
TOTAL LAND VALUE - MARKET 100,000											
TOTAL MARKET VALUE 510,813											
SOH/AGL Deduction 258,673											
ASSESSED VALUE 252,140											
TOTAL EXEMPTION VALUE HX HB WR 55,000											
BASE TAXABLE VALUE 197,140											
TOTAL JUST VALUE 510,813											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 402,751											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13172	NEW CONSTR	0	01/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1604/1893	2/06/2009	QC	U	I	19	100	
GRANTOR: MCCLAIN WILLIE J							
GRANTEE: MCCLAIN KATHY							
1357/0118	10/07/2005	WD	Q	I		470,000	
GRANTOR: SOBOLEWSKI MARK A & C							
GRANTEE: MCCLAIN WILLIE J &							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FSP=[YR=2005]	W30	BAS=[YR=2005]	W3	N5	W18	S65	E13				
FOP=[YR=2005]	S4	E8	N4	W2	N4	W4	S4	W2	\$	E2	N4
FGR=[YR=2005]	S9	E22	N25	W22	S16	\$	N16	E20	N33	W30	N11
E30	N11	\$	.								