

LINDBERG JAMES R & KRISTEN M
96129 HIGH POINTE DRIVE
FERNANDINA BEACH, FL 32034

46-3N-28-509H-0006-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 31 HARDIE BRD 100										0500 01 4,153 107.7384 153.53 637,610 2017 2017 0 0 2.00 98.00										Tax Group: 4 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 100% - 2019 Heated Area: 3438 HX Base Yr 2019										BUILDING MARKET VALUE 624,858									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 28,789									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 100,000									
Interior Floo 12 HARDWOOD 80																				TOTAL MARKET VALUE 753,647									
Interior Floo 11 CLAY TILE 20																				SOH/AGL Deduction 252,025									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 501,622									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 451,622									
Bathrooms 3.5 100																				TOTAL JUST VALUE 753,647									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1.5 1.5 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 575,449									
Occupancy 00 NONE 100																													
Quality 04 Quality Level 04																													
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 2,885 100 2,885 434,075																													
FGR 738 55 406 61,086																													
FOP 192 30 58 8,727																													
FSP 557 40 223 33,552																													
FUS 553 100 553 83,204																													
PTO 56 5 3 452																													
STP 36 10 4 602																													
STP 154 10 15 2,257																													
STR 64 10 6 903																													
TOTALS 5,235 4,153 624,858																													
EXTRA FEATURES										96129 HIGH POINTE DR, FERNANDINA BEACH																			
L N 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																													
1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2017 2017 3 98 3,430																													
2 0600 SUMMER KIT 0 100 0 0 1.00 UT 11,250.00 11,250.00 100 2017 2017 3 82 9,225																													
3 0812 CONCRETE C 0 100 0 0 1,888.00 SF 4.00 4.00 100 2017 2017 3 97 7,325																													
4 0462 ST/AL FNC 0 100 144 0 576.00 SF 10.00 10.00 100 2017 2017 3 87 5,011																													
5 0463 FENCE GATE 0 100 0 0 2.00 UT 300.00 300.00 100 2017 2017 3 94 564																													
6 0855 CONC PAVER 0 100 66 5 330.00 SF 10.00 10.00 100 2018 2018 3 98 3,234																													
LAND DESCRIPTION										TOTAL OB/XF 28,789																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 SFR 100 RS-1 0.00 0.00 1.00 LT 1.00 1.00 1.00 100,000.00 100,000.00 100,000																													
REVIEW DATE 05/16/2018 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																													