

KAHMANN MICHAEL & CARMEN REVOCABLE TRUST/KAHMANN C
96231 HIGH POINTE DRIVE
FERNANDINA BEACH, FL 32034

46-3N-28-509H-0009-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 90

Exterior Wall21STONE 10

RooF Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 50

Interior Floor14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms4 100

Frame Stories UnitsOccupancy02WOOD FRAME 100
1.51.5 100
0 100
00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4022.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,5871002,587380,124

FGR5325529343,052

FOP303091,323

FSP3054012217,927

FUS41110041160,390

TOTALS3,8653,422502,816

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB

0500013,422111.4764158.85543,5852007

SFR CUST - 100% - 2019Heated Area: 2998HX Base Yr 2019

Diagram showing building footprint with dimensions and area calculations.

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE502,816

TOTAL MARKET OB/XF VALUE10,490

TOTAL LAND VALUE - MARKET100,000

TOTAL MARKET VALUE613,306

SOH/AGL Deduction182,149

ASSESSED VALUE431,157

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE381,157

TOTAL JUST VALUE613,306

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE477,569

PERMIT NUMDESCRIPTIONAMTISSUED

M12089MECH OTHER009/01/2006

E17893ELEC OTHER6,00008/01/2006

P11433OTHER008/01/2006

C18109CO ISSUED007/01/2006

R09493REPAIR/RRF4,00007/01/2006

B0618109NEW CONSTR350,00007/01/2006

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE

2237/181211/05/2018WDDUII11100

GRANTOR: KAHMANN MICHAEL J & C

GRANTEE: KAHMANN MICHEAL & C

2183/01303/12/2018WDDQII02485,000

GRANTOR: MAGAGNOS KATHLEEN

GRANTEE: KAHMANN MICHAEL J &

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2007] W31 BAS=[YR=2007] W6 N9 W22 S23 W3 S31

FGR=[YR=2007] S23 E4 S2 E13 N2 E5 N23 W22\$ E22 N3 E11

FOP=[YR=2007] S2 E9 N2 W2 N2 W6 S2 W1\$ E1 N2 E6 S2 E9 S6 E13

N37 W27 N7 L4 U4 \$ D4 R4 S7 E27 N11\$ PTR= E20 FUS=[YR=2007]

E11 S9 E2 S24 W13 N33\$ W20\$.

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWTOTAL UNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200720073923,220

20812CONCRETE C0100001,832.00SF4.004.00100200720073896,522

30855CONC PAVERO1000084.00SF10.0010.0010020072007389748

LAND DESCRIPTIONTOTAL OB/XF10,490

LNUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSD TDPHT FACT% CONDTOT ADJUUNIT PRICADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RS-10.000.001.00LT1.001.001.00100,000.00100,000.00100,000

REVIEW DATE01/19/2019BYKWTotal Acres: 0.00Total Land Value: 100,000Market: 0Agricultural: 0Common: 100,000PRINTED 08/02/2023 BY SYS