LOT 11
HIGH POINTE PB 6/273

CLERICO NEIL DAVID & BETTY L/E/
96277 HIGH POINTE DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-509H-0011-0000

BUILDING CHARACTERISTICS

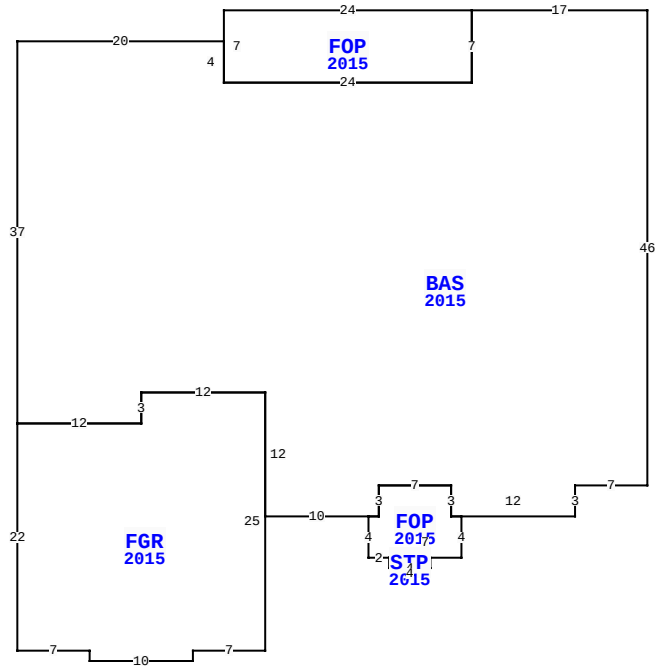
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,467	100	2,467	383,262
FGR	574	55	316	49,093
FOP	57	30	17	2,641
FOP	168	30	50	7,768
STP	4	10	0	0
TOTALS	3,270		2,850	442,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,850	112.3920	160.16	456,456	2015	2015	0	0	0	3.00	97.00

1 SFR CUST – 100% - 2020 Heated Area: 2467 HX Base Yr 2020



96277 HIGH POINTE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		442,762
TOTAL MARKET OB/XF VALUE		84,652
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		627,414
SOH/AGL Deduction		194,857
ASSESSED VALUE		432,557
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		382,557
TOTAL JUST VALUE		627,414
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003092	SCRN ENCLSR	13,500	04/08/2020
B2000245	SWIM POOL	30,500	02/01/2020
B1428850	CO ISSUED	0	03/31/2015
B1428850	NEW CONSTR	295,395	06/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2620/1917	2/15/2023	WD	U	I	11	100
GRANTOR: CLERICO NEIL DAVID &						
GRANTEE: CLERICO PHILIP D						
2315/1668	10/31/2019	WD	Q	I	02	469,000
GRANTOR: NEBEL LINDSAY & ANTHO						
GRANTEE: CLERICO NEIL DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 FOP=[YR=2015] W24 S7 E24 N7$ S7 W24 N4 W20 S37 FGR=[YR=2015] S22 E7 S1 E10 N1 E7 N25 W12 S3 W12$ E12 N3 E12 S12 E10 FOP=[YR=2015] S4 E2 STP=[YR=2015] S1 E4 N1 W4$ E7 N4 W1 N3 W7 S3 W1$ E1 N3 E7 S3 E12 N3 E7 N46$.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
2	0812	CONCRETE C	0	100	0	0	3,056.00	SF	4.00	4.00	100	2015	2015	3	96	11,735	
3	0810	CONCRETE A	0	100	0	0	68.00	SF	6.50	6.50	100	2015	2015	3	96	424	
4	1126	CB/STC 8"	0	100	12	0	48.00	SF	8.00	8.00	100	2015	2015	3	96	369	
5	0911	SCRN RM A	0	100	0	0	1,511.00	SF	17.50	17.50	100	2020	2020	3	93	24,592	
6	0861	POOL GUNIT	0	100	28	14	392.00	SF	85.00	85.00	100	2020	2020	3	95	31,654	
7	0855	CONC PAVER	0	100	0	0	1,220.00	SF	10.00	10.00	100	2020	2020	3	99	12,078	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	93	1,860	

LAND DESCRIPTION

TOTAL OB/XF 84,652

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	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 03/04/2021 BY NW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS