

LOT 19
ESMT PT OR 1028/831
HIGH POINTE PB 6/273

BOWMAN JENNIFER M & ERIC R
96360 HIGH POINT DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-509H-0019-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
Exterior Wall	16	WD FR STUC 90	0500	11	4,472	134.1120	191.11	854,644	2008	2008	0	0	0	7.00	93.00	VALUATION BY STANDARD										
Exterior Wall	21	STONE 10	1 SFR CUST - 100% - 2022													Heated Area: 3769										
Roof Structur	08	IRREGULAR 100														HX Base Yr 2022										
Roof Cover	03	COMP SHNGL 100																								
Interior Wall	05	DRYWALL 100																								
Interior Floo	11	CLAY TILE 70																								
Interior Floo	14	CARPET 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms		5 100																								
Bathrooms		4 100																								
Frame	02	WOOD FRAME 100																								
Stories	1.5	1.5 100																								
Units		0 100																								
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	3,033	100	3,033	539,062																						
FGR	810	55	446	79,269																						
FOP	120	30	36	6,398																						
FOP	240	30	72	12,797																						
FSP	354	40	142	25,238																						
FST	12	55	7	1,244																						
FUS	736	100	736	130,811																						
TOTALS			5,305	4,472	794,819																					
EXTRA FEATURES			96360 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	2008	2008	3	93	3,255											
2	0812	CONCRETE C	0 100	0	0	2,412.00	SF	4.00	4.00	100	2008	2008	3	90	8,683											
3	0862	POOL VINYL	0 100	34	15	510.00	SF	75.00	75.00	100	2008	2008	3	56	21,420											
4	0462	ST/AL FNC	0 100	0	0	1,176.00	SF	10.00	10.00	100	2008	2008	3	56	6,586											
5	0855	CONC PAVER	0 100	0	0	1,360.00	SF	10.00	10.00	100	2008	2008	3	90	12,240											
6	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	81	4,050											
TOTAL OB/XF 56,234																										
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 04/24/2018 BY KWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																										