

LOT 20
IN OR 1971/1329
ESMT PT OR 1028/831

ROTONDO ANDREA M &/HOSPIDOR LEONARD
96324 HIGH POINTE DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-509H-0020-0000



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 2																							
Exterior Wall	16	WD FR STUC	50	0500	01	5,225	120.7212	172.03	898,857	2006	2006	0	0	0	8.00	92.00	VALUATION BY STANDARD																						
Exterior Wall	17	CB STUCCO	50	1 SFR CUST - 100% - 2016												Heated Area: 4402												HX Base Yr 2016											
Roof Structure	08	IRREGULAR	100													BUILDING MARKET VALUE												867,197											
Roof Cover	03	COMP SHNGL	100													TOTAL MARKET OB/XF VALUE												68,304											
Interior Wall	05	DRYWALL	100													TOTAL LAND VALUE - MARKET												100,000											
Interior Floo	12	HARDWOOD	60													TOTAL MARKET VALUE												1,035,501											
Interior Floo	14	CARPET	40													SOH/AGL Deduction												343,327											
Air Condition	03	CENTRAL	100													ASSESSED VALUE												692,174											
Heating Type	04	AIR DUCTED	100													TOTAL EXEMPTION VALUE												HX HB 50,000											
Bedrooms	5	100														BASE TAXABLE VALUE												642,174											
Bathrooms	3.5	100														TOTAL JUST VALUE												1,035,501											
Frame	02	WOOD FRAME	100													NCON VALUE												0											
Stories	1.5	100		INCOME VALUE																																			
Units	0	100		PREVIOUS YEAR MKT VALUE												796,863																							
Occupancy	00	NONE	100																																				
Quality				06	Quality Level 06																																		
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																																			
BAL	54	15	8	1,266																																			
BAS	3,566	100	3,566	564,382																																			
FGR	985	55	542	85,781																																			
FOP	200	30	60	9,496																																			
FOP	710	30	213	33,711																																			
FUS	836	100	836	132,312																																			
TOTALS				6,351		5,225	826,948																																
EXTRA FEATURES				96324 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	2006	2006	3	91	3,185																						
2	0812	CONCRETE C	0	100	0	0		2,561.00	SF 4.00		4.00	100	2006	2006	3	88	9,015																						
3	0462	ST/AL FNC	0	100	0	0		780.00	SF 10.00		10.00	100	2006	2006	3	48	3,744																						
4	0861	POOL GUNIT	0	100	0	0		616.00	SF 85.00		85.00	100	2006	2006	3	48	25,133																						
5	0855	CONC PAVER	0	100	0	0		968.00	SF 7.00		7.00	100	2006	2006	3	88	5,963																						
6	0911	SCRN RM A	0	100	0	0		1,642.00	SF 17.50		17.50	100	2015	2015	3	74	21,264																						
TOTAL OB/XF																	68,304																						
LAND DESCRIPTION				TOTAL OB/XF																																			
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 01/15/2019 BY KWX Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS																																							

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