

LOT 26
ESMT PT OR 1028/831
HIGH POINTE PB 6/273

WAYNE BRUCE/
96168 HIGH POINTE DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-509H-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4022.00	

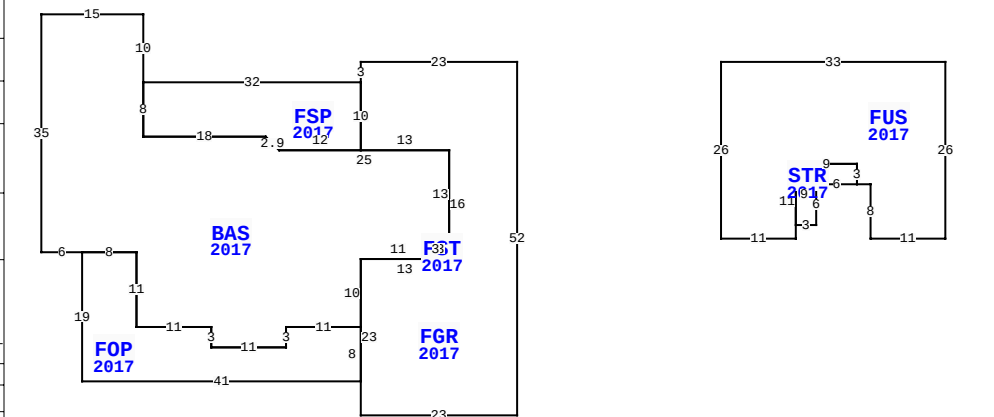
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,641	100	1,641	186,275
FGR	988	55	543	61,638
FOP	383	30	115	13,054
FSP	282	40	113	12,827
FST	6	55	3	340
FUS	743	100	743	84,341
STR	45	10	4	454
TOTALS	4,088		3,162	358,929

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	185.00	SF	6.50	
3	0812	CONCRETE C	0 100	0	0	2,840.00	SF	4.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-1	0.00	0.00	1.00

REVIEW DATE 04/24/2018 BY KW

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,162	97.5384	115.83	366,254	2017	2017	0	0
1 SNGL FAM - 100% - 2018 Heated Area: 2384 HX Base Yr 2018									



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

TOTAL OB/XF									
15,615									

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15,615									

Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					358,929				
TOTAL MARKET OB/XF VALUE					15,615				
TOTAL LAND VALUE - MARKET					115,000				
TOTAL MARKET VALUE					489,544				
SOH/AGL Deduction					129,262				
ASSESSED VALUE					360,282				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					310,282				
TOTAL JUST VALUE					489,544				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					459,823				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1703423	CO ISSUED	0	11/21/2017
B1703423	NEW CONSTR	320,124	04/19/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
9999/9999	6/17/2016	CN	Q	V	02	45,000			
GRANTOR: MASON DAMON									
GRANTEE: WAYNE BRUCE									
1062/1543	6/14/2002	WD	Q	V		182,400			
GRANTOR: ALLISON LANDS INC									
GRANTEE: MASON DAMON									

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=2017] W23 S3 FSP=[YR=2017] W32 BAS=[YR=2017] N10 W15 S35 E6 FOP=[YR=2017] S19 E41 N8 W11 S3 W11 N3 W11 N11 W8\$ E8 S11 E11 S3 E11 N3 E11 N10 E11 FST=[YR=2017] E2 N3 W2 S3\$ N3 E2 N13 W25 U2 L2 W18 N8\$ S8 E18 D2 R2 E12 N10\$ S10 E13 S16 W13 S23 E23 N52\$ PTR= E30 FUS=[YR=2017] E33 S26 W11 N8 W2 STR=[YR=2017] W6 S6 W3 N9 E9 S3\$ N3 W9 S11 W11 N26\$ W30\$.									