

LOT 28
ESMT PT OR 1028/831
HIGH POINTE PB 6/273

VOJDANI SHAHRIAR & KACEE DEE L/E/
96100 HIGH POINTE DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-509H-0028-0000



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	31	HARDIE BRD 100	0500	01	3,468	94.8060	135.10	468,527	2021	2021	0	0	0.00	100.00	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SFR CUST - 100% - 2022												Heated Area: 2901									
Roof Cover	03	COMP SHNGL 100													HX Base Yr 2022									
Interior Wall	05	DRYWALL 100																						
Interior Floo	11	CLAY TILE 50																						
Interior Floo	14	CARPET 50																						
Air Condition	03	CENTRAL 100																						
Heating Type	04	AIR DUCTED 100																						
Bedrooms		4 100																						
Bathrooms		3 100																						
Frame	02	WOOD FRAME 100																						
Stories	1.	1. 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	2,901	100	2,901	391,925																				
FGR	733	55	403	54,445																				
FOP	88	30	26	3,513																				
FOP	432	30	130	17,563																				
FST	15	55	8	1,081																				
TOTALS			4,169	3,468	468,527																			
EXTRA FEATURES			96100 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	2021	2021	3	100	3,500									
2	0855	CONC PAVER	0 100	0	0	2,538.00	SF	10.00	10.00	100	2021	2021	3	100	25,380									
3	0911	SCRN RM A	0 100	48	28	1,344.00	SF	17.50	17.50	100	2021	2021	3	97	22,814									
4	0861	POOL GUNIT	0 100	0	0	446.00	SF	85.00	85.00	100	2021	2021	3	98	37,152									
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	97	1,940									
6	0855	CONC PAVER	0 100	0	0	898.00	SF	10.00	10.00	100	2021	2021	3	100	8,980									
7	0462	ST/AL FNC	0 100	312	0	1,248.00	SF	10.00	10.00	100	2021	2021	3	98	12,230									
8	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	99	891									
9	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	100	5,000									
TOTAL OB/XF 117,887																								
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0.90	100,000.00	90,000.00	90,000							
REVIEW DATE 01/19/2022 BY KW Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/02/2023 BY SYS																								