LOT 29
IN OR 2207/284
ESMT PT OR 1028/831

BARTLETT THOMAS ALLAN & BONNIE ANDERSON
96068 HIGH POINTE DRIVE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-509H-0029-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

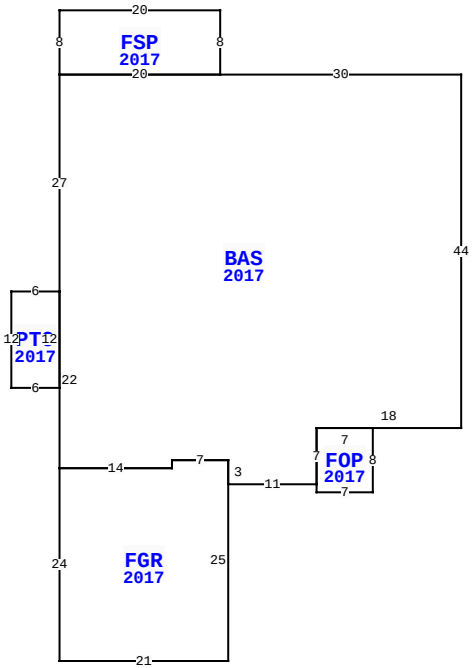
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,375	100	2,375	372,772
FGR	511	55	281	44,105
FOP	56	30	17	2,669
FSP	160	40	64	10,045
PTO	72	5	4	628
TOTALS	3,174		2,741	430,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,741	112.3920	160.16	438,999	2017	2017	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2019 Heated Area: 2375 HX Base Yr 2019



96068 HIGH POINTE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		430,219
TOTAL MARKET OB/XF VALUE		83,446
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		613,665
SOH/AGL Deduction		223,445
ASSESSED VALUE		390,220
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		340,220
TOTAL JUST VALUE		613,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006894	POOL ENCL	9,157	06/27/2019
B1902071	SWIM POOL	61,554	03/01/2019
B1703032	SCRN RM	3,698	05/01/2017
C1633299	CO ISSUED	0	03/30/2017
B1633299	NEW CONSTR	293,429	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2207/0284	6/29/2018	WD	Q	I	01	475,000
GRANTOR: KAUFMAN LEON & ILLENE						
GRANTEE: BARTLETT THOMAS ALL						
2048/0385	5/20/2016	WD	Q	V	01	82,500
GRANTOR: BOHLMAN ROBERT J & AN						
GRANTEE: KAUFMAN LEON & ILLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W30 FSP=[YR=2017] N8 W20 S8E20$ W20 S27
PTO=[YR=2017] W6 S12 E6 N12$ S22 FGR=[YR=2017] S24 E21 N25
W7 S1 W14$ E14 N1 E7 S3 E11 FOP=[YR=2017] S1 E7 N8 W7 S7$ N7
E18 N44$.

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	0855	CONC PAVER	0	100	32	4	128.00	SF	10.00	10.00	100	2017	2017	3	97	1,242	
2	0855	CONC PAVER	0	100	0	0	3,175.00	SF	10.00	10.00	100	2017	2017	3	97	30,798	
3	0462	ST/AL FNC	0	100	198	0	792.00	SF	10.00	10.00	100	2017	2017	3	87	6,890	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	94	564	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430	
6	0855	CONC PAVER	0	100	0	0	377.00	SF	10.00	10.00	100	2019	2019	3	99	3,732	
7	0911	SCRN RM A	0	100	0	0	860.00	SF	17.50	17.50	100	2019	2019	3	90	13,545	
8	0855	CONC PAVER	0	100	0	0	673.00	SF	10.00	10.00	100	2019	2019	3	99	6,663	
9	0861	POOL GUNIT	0	100	0	0	187.00	SF	85.00	85.00	100	2019	2019	3	93	14,782	
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	90	1,800	

LAND DESCRIPTION

TOTAL OB/XF 83,446

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 01/08/2020 BY DJNW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS