LOT 31
ESMT PT OR 1028/831
HIGH POINTE PB 6/273

WILLIAMS TIFFANY H & CHRISTOPHER L
96026 HIGH POINTE DR
FERNANDINA BEACH, FL 32034

2023

46-3N-28-509H-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

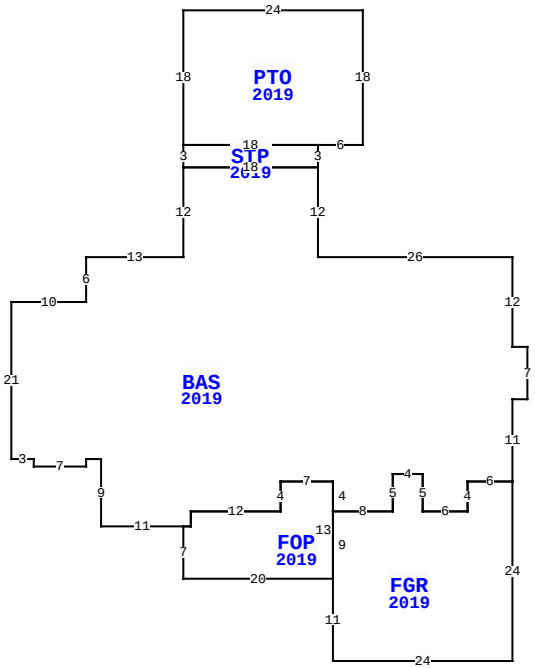
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,323	100	2,323	493,439
FGR	524	55	288	61,175
FOP	206	30	62	13,170
PTO	432	5	22	4,673
STP	54	10	5	1,062
TOTALS	3,539		2,700	573,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,700	150.5712	214.56	579,312	2019	2019	0	0	0	1.00	99.00

1 SFR CUST – 100% - 2022 Heated Area: 2323 HX Base Yr 2022



96026 HIGH POINTE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		573,519
TOTAL MARKET OB/XF VALUE		26,722
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		700,241
SOH/AGL Deduction		158,524
ASSESSED VALUE		541,717
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		491,717
TOTAL JUST VALUE		700,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807268	CO ISSUED	0	01/22/2019
B1807268	NEW CONSTR	282,145	07/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2450/1409	4/07/2021	WD	Q	I	01	630,000
GRANTOR: SKIPPER CONSTRUCTION						
GRANTEE: WILLIAMS TIFFANY H						
2154/0199	10/26/2017	WD	Q	V	02	65,000
GRANTOR: ALLISON LANDS INC						
GRANTEE: SKIPPER CONSTRUCTIO						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0855	CONC PAVER	0	100	0	0	256.00	SF	10.00	10.00	100	2019	2019	3	99	2,534	
3	0812	CONCRETE C	0	100	0	0	5,233.00	SF	4.00	4.00	100	2019	2019	3	99	20,723	

BUILDING DIMENSIONS

BAS=[YR=2019] W26 N12 STP=[YR=2019] N3 PTO=[YR=2019] E6 N18 W24 S18 E18$ W18 S3 E18$ W18 S12 W13 S6 W10 S21 E3 S1 E7 N1 E2 S9 E11 FOP=[YR=2019] S7 E20 FGR=[YR=2019] S11 E24 N24 W6 S4 W6 N5 W4 S5 W8 S9$ N13 W7 S4 W12 S2 W1$ E1 N2 E12 N4 E7 S4 E8 N5 E4 S5 E6 N4 E6 N11 E2 N7 W2 N12$.

LAND DESCRIPTION

TOTAL OB/XF 26,722

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 06/13/2019 BY KW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS