

LOT 3
IN OR 2012/845
HIGH POINTE PB 6/273

TSANGARAKIS PLATON &/TOMBROFF MARIA
96075 HIGH POINTE DR
FERNANDIAN BEACH, FL 32034

2024

46-3N-28-509H-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	30	VINYL 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality 05 Quality Level 05

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	2,878	100	2,878	422,031
FGR	905	55	498	73,027
FOP	70	30	21	3,079
FSP	252	40	101	14,811
FUS	708	100	708	103,822

TOTALS 4,813 4,206 616,770

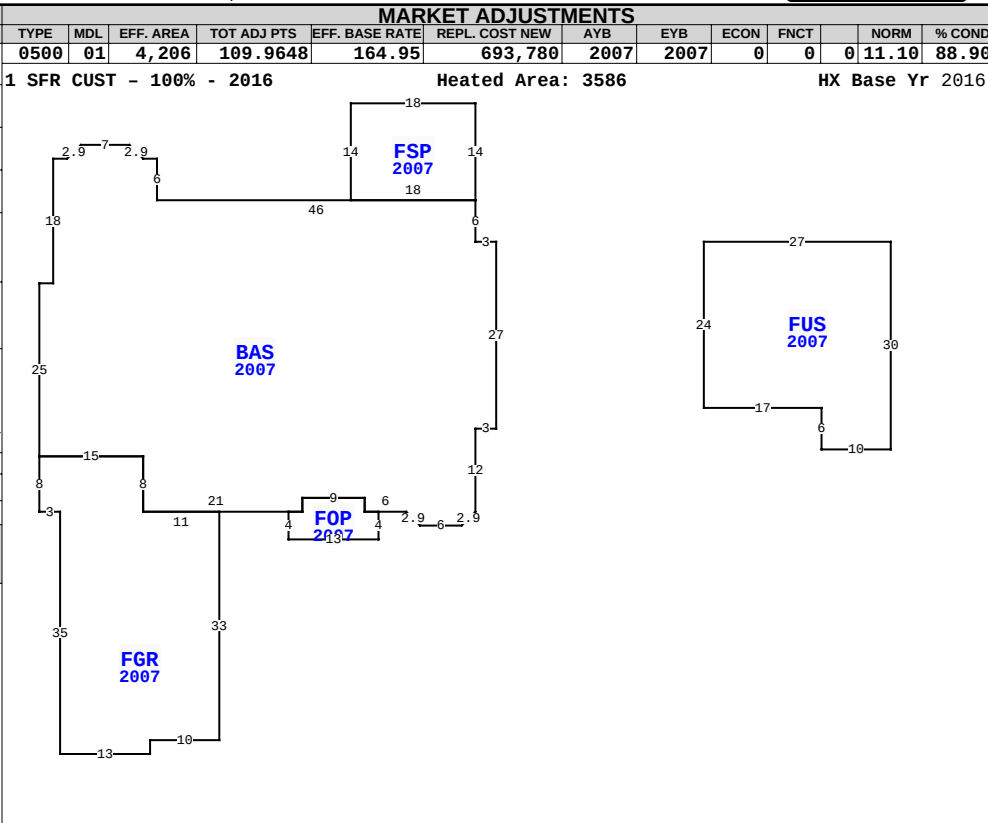
EXTRA FEATURES

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	0812	CONCRETE C	0	100	0	0	3,441.00	UT	4.00	4.00	100	2007	2007	3	88	12,112	
2	0861	POOL GUNIT	0	100	30	16	480.00	SF	85.00	85.00	100	2007	2007	3	48	19,584	
3	0911	SCRN RM A	0	100	0	0	493.00	SF	17.50	17.50	100	2007	2007	3	31	2,675	
4	0845	KOOL DECK	0	100	0	0	506.00	SF	7.25	7.25	100	2007	2007	3	88	3,228	
5	1127	BRICK 8"	0	100	0	0	996.00	SF	11.00	11.00	100	2007	2007	3	97	10,627	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	

LAND DESCRIPTION

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000							

REVIEW DATE 01/15/2019 BY KW



96075 HIGH POINTE DR, FERNANDINA BEACH

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE 04/03/2024 MLU

TOTAL OB/XF																	51,411
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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE		616,770
TOTAL MARKET OB/XF VALUE		51,411
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		798,181
SOH/AGL Deduction		370,470
ASSESSED VALUE		427,711
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		377,711
TOTAL JUST VALUE		798,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		690,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18521	SWIM POOL	35,000	09/01/2006
M11786	MECH OTHER	0	07/01/2006
P11072	OTHER	0	05/01/2006
C17263	CO ISSUED	0	03/01/2006
E16896	REPAIR/RRF	6,000	03/01/2006
R08997	REPAIR/RRF	10,000	03/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2012/0845	9/28/2015	WD	U	I	11
GRANTOR: TOMBROFF MARIA					SALE PRICE
GRANTEE: TOMBROFF MARIA & PL					100
1333/0752	7/14/2005	WD	Q	V	
GRANTOR: ALLISON LANDS INC					167,000
GRANTEE: TOMBROFF MARIA					

BUILDING NOTES					
BAS=[YR=2007] W3 N6 FSP=[YR=2007] N14 W18 S14 E18 \$ W 46 N6 W2 U2 L2 W7 D2 L2 W2 S18 W2 S25 FGR=[YR=2007] S8 E3 S35 E13 N2 E10 N33 W11 N8 W15 \$ E15 S8 E21 FOP=[YR=2007] S4 E13 N27 \$ PTR = E30 FUS=[YR=2007] E27 S30 W10 N6 W17 N24 \$ W30 \$					

BUILDING DIMENSIONS

BAS=[YR=2007] W3 N6 FSP=[YR=2007] N14 W18 S14 E18 \$ W 46 N6 W2 U2 L2 W7 D2 L2 W2 S18 W2 S25 FGR=[YR=2007] S8 E3 S35 E13 N2 E10 N33 W11 N8 W15 \$ E15 S8 E21 FOP=[YR=2007] S4 E13 N27 \$ PTR = E30 FUS=[YR=2007] E27 S30 W10 N6 W17 N24 \$ W30 \$																							
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Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/06/2024 BY SYS