



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

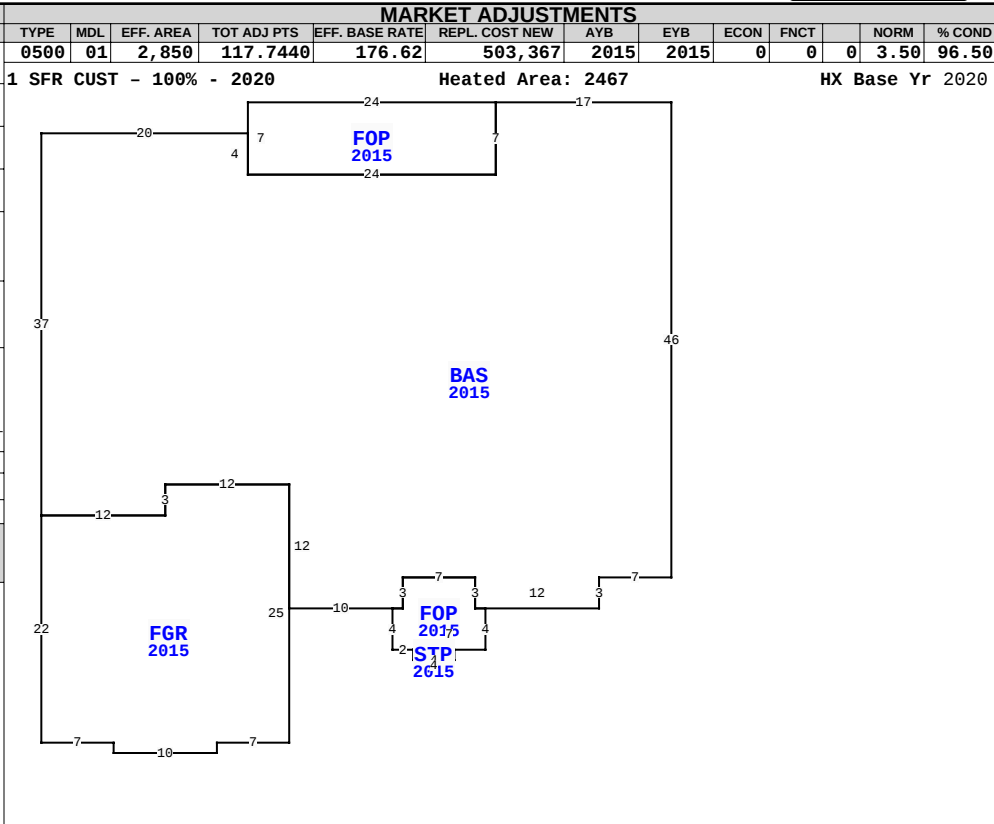
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4022.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,467	100	2,467	420,472
FGR	574	55	316	53,859
FOP	57	30	17	2,898
FOP	168	30	50	8,522
STP	4	10	0	0

TOTALS	3,270		2,850	485,749
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0812	CONCRETE C	0 100	0	0	3,056.00	SF	4.00	
3	0810	CONCRETE A	0 100	0	0	68.00	SF	6.50	
4	1126	CB/STC 8"	0 100	12	0	48.00	SF	8.00	
5	0911	SCRN RM A	0 100	0	0	1,511.00	SF	17.50	
6	0861	POOL GUNIT	0 100	28	14	392.00	SF	85.00	
7	0855	CONC PAVER	0 100	0	0	1,220.00	SF	10.00	
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	

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		RSF-1	0.00	0.00	1.00



96277 HIGH POINTE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/03/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
2	0812	CONCRETE C	0 100	0	0	3,056.00	SF	4.00	4.00	100	2015	2015	3	95	11,613	
3	0810	CONCRETE A	0 100	0	0	68.00	SF	6.50	6.50	100	2015	2015	3	95	420	
4	1126	CB/STC 8"	0 100	12	0	48.00	SF	8.00	8.00	100	2015	2015	3	95	365	
5	0911	SCRN RM A	0 100	0	0	1,511.00	SF	17.50	17.50	100	2020	2020	3	90	23,798	
6	0861	POOL GUNIT	0 100	28	14	392.00	SF	85.00	85.00	100	2020	2020	3	93	30,988	
7	0855	CONC PAVER	0 100	0	0	1,220.00	SF	10.00	10.00	100	2020	2020	3	99	12,078	
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	90	1,800	

TOTAL OB/XF										83,002						
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
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										485,749				
TOTAL MARKET OB/XF VALUE										83,002				
TOTAL LAND VALUE - MARKET										130,000				
TOTAL MARKET VALUE										698,751				
SOH/AGL Deduction										253,217				
ASSESSED VALUE										445,534				
TOTAL EXEMPTION VALUE										HX HB 50,000				
BASE TAXABLE VALUE										395,534				
TOTAL JUST VALUE										698,751				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										627,414				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2003092	SCRN ENCLSR	13,500	04/08/2020
B2000245	SWIM POOL	30,500	02/01/2020
B1428850	CO ISSUED	0	03/31/2015
B1428850	NEW CONSTR	295,395	06/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2620/1917	2/15/2023	WD	U	I	11	100	
GRANTOR: CLERICO NEIL DAVID &							
GRANTEE: CLERICO PHILIP D							
2315/1668	10/31/2019	WD	Q	I	02	469,000	
GRANTOR: NEBEL LINDSAY & ANTHO							
GRANTEE: CLERICO NEIL DAVID							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W17 FOP=[YR=2015] W24 S7 E24 N7\$ S7 W24 N4 W20 S37 FGR=[YR=2015] S22 E7 S1 E10 N1 E7 N25 W12 S3 W12\$ E12 N3 E12 S12 E10 FOP=[YR=2015] S4 E2 STP=[YR=2015] S1 E4 N1 W4\$ E7 N4 W1 N3 W7 S3 W1\$ E1 N3 E7 S3 E12 N3 E7 N46\$.									