LOT 13
IN OR 2205/1839
HIGH POINTE PB 6/273

LOGSDON JACOB THOMAS & HEIDI M
96347 HIGH POINTE DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-509H-0013-0000

BUILDING CHARACTERISTICS

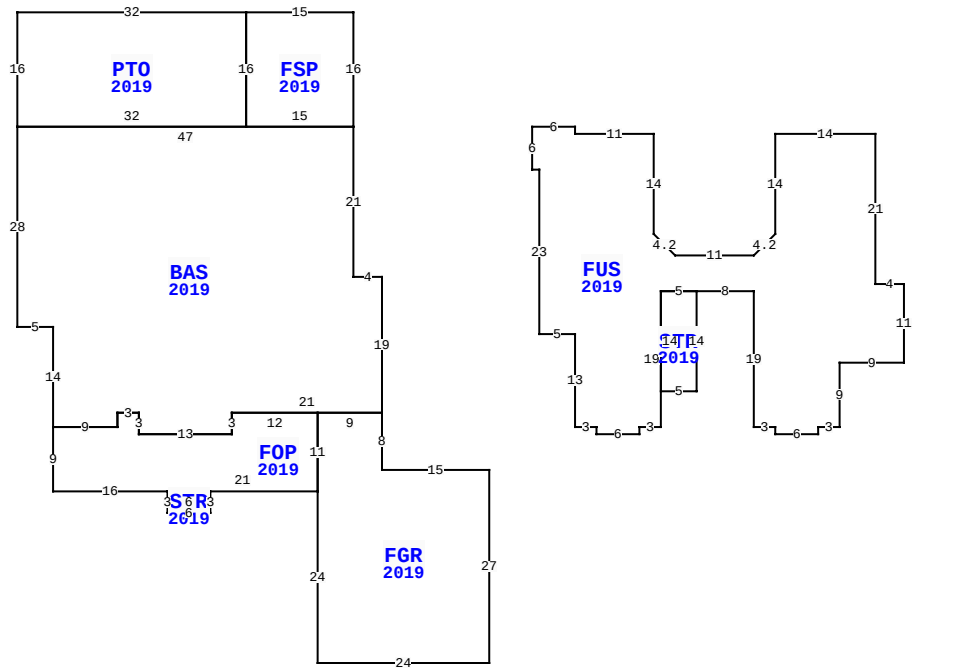
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,953	100	1,953	328,800
FGR	720	55	396	66,669
FOP	350	30	105	17,678
FSP	240	40	96	16,162
FUS	1,357	100	1,357	228,459
PTO	512	5	26	4,377
STR	18	10	2	337
STR	70	10	7	1,178
TOTALS	5,220		3,942	663,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,942	113.9490	170.92	673,767	2019	2019	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2020 Heated Area: 3310 HX Base Yr 2020



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

96347 HIGH POINTE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		663,660
TOTAL MARKET OB/XF VALUE		88,443
TOTAL LAND VALUE - MARKET		385,000
TOTAL MARKET VALUE		1,137,103
SOH/AGL Deduction		417,992
ASSESSED VALUE		719,111
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		664,111
TOTAL JUST VALUE		1,137,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,080,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006764	POOL ENCL	10,000	06/25/2019
C1808931	CO ISSUED	0	06/20/2019
19006582	SWIM POOL	50,000	06/20/2019
B1808931	NEW CONSTR	443,204	08/30/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2205/1839	6/25/2018	WD	Q	V	01	306,500
GRANTOR: CARVER JANET A						
GRANTEE: LOGSDON JACOB THOMA						
1036/1399	2/11/2002	WD	Q	V		280,000
GRANTOR: ALLISON LANDS INC						
GRANTEE: CARVER JANET A						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] N16 W15 PTO=[YR=2019] W32 S16 BAS=[YR=2019] S28 E5 S14 FOP=[YR=2019] S9 E16 STR=[YR=2019] S3 E6 N3 W6$ E21 FGR=[YR=2019] S24 E24 N27 W15 N8 W9 S11$ N11 W12 S3 W13 N3 W3 S2 W9$ E9 N2 E3 S3 E13 N3 E21 N19 W4 N21 W47$ E32 N16$ S16 E15$ PTR= E25 FUS=[YR=2019] E6 S1 E11 S14 D3 R3 E11 U3 R3 N14 E14 S21 E4 S11 W9 S9 W3 S1 W6 N1 W3 N19 W8 STR=[YR=2019] S14 W5 N14 E5$ W5 S19 W3 S1 W6 N1 W3 N13 W5 N23 W1 N6$ W25$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	99	1,980	
2	0812	CONCRETE C	0	100	0	0	5,015.00	SF	4.00	4.00	100	2019	2019	3	98	19,659	
3	0911	SCRN RM A	0	100	0	0	957.00	SF	17.50	17.50	100	2019	2019	3	86	14,403	
4	0861	POOL GUNIT	0	100	0	0	645.00	SF	85.00	85.00	100	2019	2019	3	90	49,343	
5	0855	CONC PAVER	0	100	0	0	312.00	SF	10.00	10.00	100	2019	2019	3	98	3,058	

LAND DESCRIPTION

TOTAL OB/XF 88,443

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	000116	C	SFR MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	350,000.00	385,000.00	385,000							

REVIEW DATE 01/08/2020 BY DJ Total Acres: 0.00 Total Land Value: 385,000 Market: 0 Agricultural: 0 Common: 385,000 PRINTED 08/06/2024 BY SYS