

LOT 19
ESMT PT OR 1028/831
HIGH POINTE PB 6/273

BOWMAN JENNIFER M & ERIC R L/E/
96360 HIGH POINT DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-509H-0019-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4022.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,033	100	3,033	604,366
FGR	810	55	446	88,871
FOP	120	30	36	7,173
FOP	240	30	72	14,347
FSP	354	40	142	28,296
FST	12	55	7	1,395
FUS	736	100	736	146,658

TOTALS	5,305		4,472	891,106
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	2,412.00	SF	4.00
3	0862	POOL VINYL	0	100	34	15	510.00	SF	75.00
4	0462	ST/AL FNC	0	100	0	0	1,176.00	SF	10.00
5	0855	CONC PAVER	0	100	0	0	1,360.00	SF	10.00
6	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0500	11	4,472	143.6160	215.42	963,358	2008	2008	0	0	0	7.50	92.50	
1 SFR CUST - 100% - 2022 Heated Area: 3769 HX Base Yr 2022													
96360 HIGH POINTE DR, FERNANDINA BEACH													
BLD DATE: 04/03/2024 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		891,106	
TOTAL MARKET OB/XF VALUE		53,816	
TOTAL LAND VALUE - MARKET		130,000	
TOTAL MARKET VALUE		1,074,922	
SOH/AGL Deduction		313,591	
ASSESSED VALUE		761,331	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		711,331	
TOTAL JUST VALUE		1,074,922	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		951,053	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20649	SWIM POOL	12,500	10/01/2007
M12893	MECH OTHER	0	05/01/2007
E18903	ELEC OTHER	10,000	03/01/2007
C19375	CO ISSUED	328,548	01/01/2007
R10043	REPAIR/RRF	11,000	01/01/2007
B19375	NEW CONSTR	328,548	01/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2681/513	11/27/2023	LE	U	I	11
GRANTOR: BOWMAN ERIC & JENNIFE					
GRANTEE: SETTLES SKYLAR					
2441/0642	3/10/2021	WD	Q	I	02
GRANTOR: HOWELL EDWARD N & KAR					
GRANTEE: BOWMAN JENNIFER M &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W12 FSP=[YR=2008] N14 W23 FOP=[YR=2008] N7 W10 S12 E10 N5\$ S5 E1 S11 E19 U2 R3 \$ D2 L3 W19 N11 W11 N12 W23 S59 FGR=[YR=2008] S33 E5 S2 E15 N2 E4 N30 FOP=[YR=2008] E30 N7 W12 N5 W6 S5 W12 S7 \$ N3 W8 FST=[YR=2008] W4 S3 E4 N3 \$ S3 W4 N3 W12 \$ E24 N4 E12 N5 E6 S5 E12 S7 E3 S2 E8 N2 E3 N41 \$ PTR= E30 FUS=[YR=2008] E13 S2 E7 S10 E4 S5 W4 S8 E4 S5 W4 S6 W15 N2 W5 N34 \$ W30 \$.									