

ROTONDO ANDREA M L/E/HOSPIDOR LEONARD L/E
96324 HIGH POINTE DR
FERNANDINA BEACH, FL 32034

46-3N-28-509H-0020-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 50

Exterior Wall17CB STUCCO 50

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 60

Interior Floo14CARPET 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms5100

Bathrooms3.5100

Frame Stories Units1.5WOOD FRAME 100
1.5100
0100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4022.00

TOTALS6,3515,225828,095

96324 HIGH POINTE DR, FERNANDINA BEACH

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200620063903,150

20812CONCRETE C0100002,561.00SF4.004.00100200620063878,912

30462ST/AL FNC010000780.00SF10.0010.00100200620063443,432

40861POOL GUNIT010000616.00SF85.0085.001002006200634423,038

50855CONC PAVER010000968.00SF7.007.00100200620063875,895

60911SCRN RM A0100001,642.00SF17.5017.501002015201537020,115

LAND DESCRIPTIONTOTAL OB/XF64,542

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RSF-10.000.001.00LT1.001.001.00130,000.00130,000.00130,000

REVIEW DATE01/15/2019BYKWXTotal Acres: 0.00Total Land Value: 130,000Market: 0Agricultural: 0Common: 130,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB

0500015,225115.4725173.21905,0222006

20060008.5091.50

HEATED AREA: 4402HX Base Yr 2016

FOP 2006

FUS 2009

BAS 2006

FGR 2006

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE868,125

TOTAL MARKET OB/XF VALUE64,542

TOTAL LAND VALUE - MARKET130,000

TOTAL MARKET VALUE1,062,667

SOH/AGL Deduction349,728

ASSESSED VALUE712,939

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE662,939

TOTAL JUST VALUE1,062,667

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE1,035,501

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVALUERSNCD SALE PRICE

2681/146011/29/2023LEUII11100

GRANTOR: HOSPIDOR LEONARD

GRANTEE: ROTONDO HOSPIDOR FA

1971/13293/30/2015WDQII01661,000

GRANTOR: MURPHY TODD L ET AL

GRANTEE: ROTONDO ANDREA M &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 FOP=[YR=2006] W5 S6 W16 L14 D15 W17 S8 E17 S6 E13 N5 U3 R3 E4 N13 E15 N14 \$ S14 W15 S13 W4 D3 L3 S5 W13 N6 W17 S48 D2 R2 E8 U2 R2 FOP=[YR=2006] E28 N9 W10 N2 W8 S7 D2 L2 W8 S2 \$ N2 E8 U2 R2 N7 E8 S2 E10 S5 E6 FGR=[YR=2006] S35 E25 N40 W22 S5 W3 \$ E3 N5 E20 N68 \$ PTR=E50 FUS=[YR=2009] W12 S8 E7 S9 W10 S5 E4 S5 W4 S5 E4 S5 W4 S5 E4 S3 BAL=[YR=2009] S3 E18 N3 W18 \$ E18 N8 E4 N5 W4 N14 E4 N5 W4 N9 W7 N4 \$ W50 \$.

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