

LOT 23
ESMT PT OR 1028/831
HIGH POINTE PB 6/273

KERZHNER EDUARD/SMITH ALANA NICOLE
96194 HIGH POINTE DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-509H-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,580	100	2,580	428,440
FGR	760	55	418	69,414
FOP	216	30	65	10,794
FOP	227	30	68	11,292

TOTALS 3,783 3,131 519,940

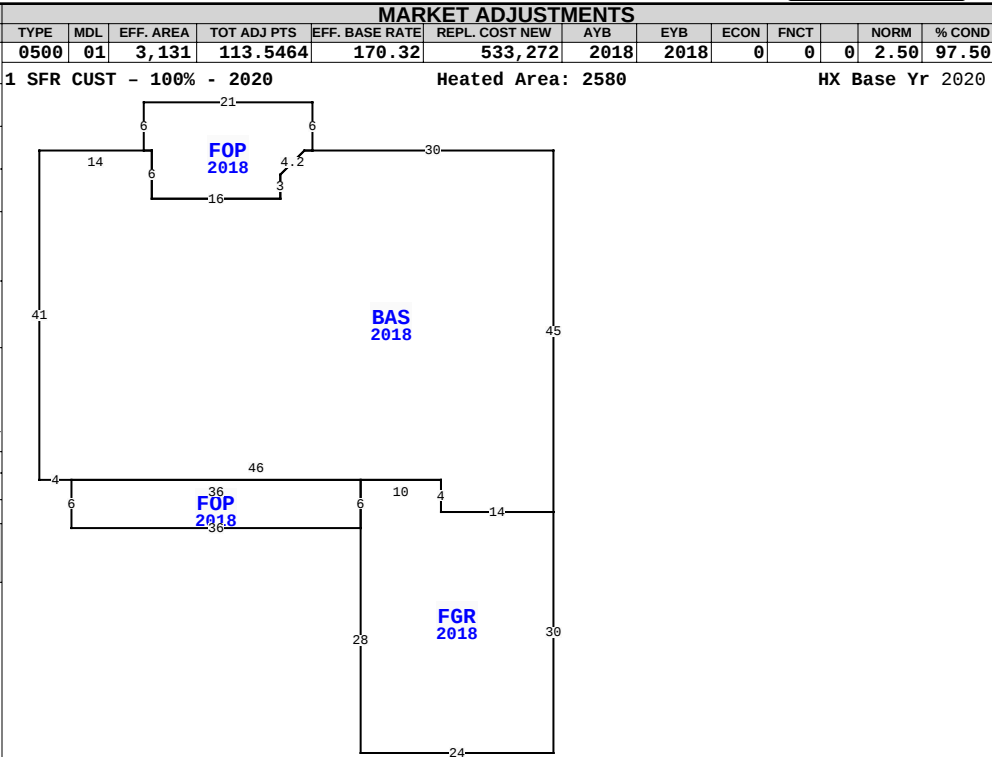
EXTRA FEATURES

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	2,116.00	SF	4.00	4.00	100	2018	2018	3	97	8,210	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
3	0911	SCRN RM A	0	100	0	0	2,389.00	SF	17.50	17.50	100	2022	2022	3	97	40,553	
4	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00	85.00	100	2022	2022	3	98	32,487	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	97	1,940	
6	0855	CONC PAVER	0	100	0	0	1,999.00	SF	10.00	10.00	100	2022	2022	3	100	19,990	
7	0855	CONC PAVER	0	100	0	0	102.00	SF	10.00	10.00	100	2022	2022	3	100	1,020	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	97	4,850	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	

REVIEW DATE 12/29/2022 BY DJ



96194 HIGH POINTE DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2024 MLU

TOTAL OB/XF																	111,050
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TOTAL OB/XF																	111,050
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Market: 0 Agricultural: 0 Common: 130,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		519,940
TOTAL MARKET OB/XF VALUE		111,050
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		760,990
SOH/AGL Deduction		214,162
ASSESSED VALUE		546,828
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		496,828
TOTAL JUST VALUE		760,990
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		732,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002595	SCRN ENCL	12,360	02/15/2022
B2115950	FIREPIT & SUMMER	20,000	11/17/2021
B2115610	SWIM POOL	114,059	11/10/2021
B1800642	CO ISSUED	0	12/31/2018
B1800642	NEW CONSTR	347,309	01/19/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2265/0384	3/27/2019	WD	Q	I	01	489,000
GRANTOR: LEVINE LEONARD A & MI						
GRANTEE: KERZHNER EDUARD & A						
2247/1987	1/04/2019	WD	Q	I	02	481,500
GRANTOR: JOHNSON JEAN M & KENN						
GRANTEE: LEVINE LEONARD A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W30 FOP=[YR=2018] N6 W21 S6 E1 S6 E16 N3 U3
R3 E1\$ W1 D3 L3 S3 W16 N6 W14 S41 E4 FOP=[YR=2018] S6 E36
FGR=[YR=2018] S28 E24 N30 W14 N4 W10 S6\$ N6 W36\$ E46 S4 E14
N45\$.

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