

LOT 24  
IN OR 2154/1059  
ESMT OR 1043/607

SENGER JOSPEH M & DEBRA  
96178 HIGH POINTE DR  
FERNANDINA BEACH, FL 32034

2024

46-3N-28-509H-0024-0000



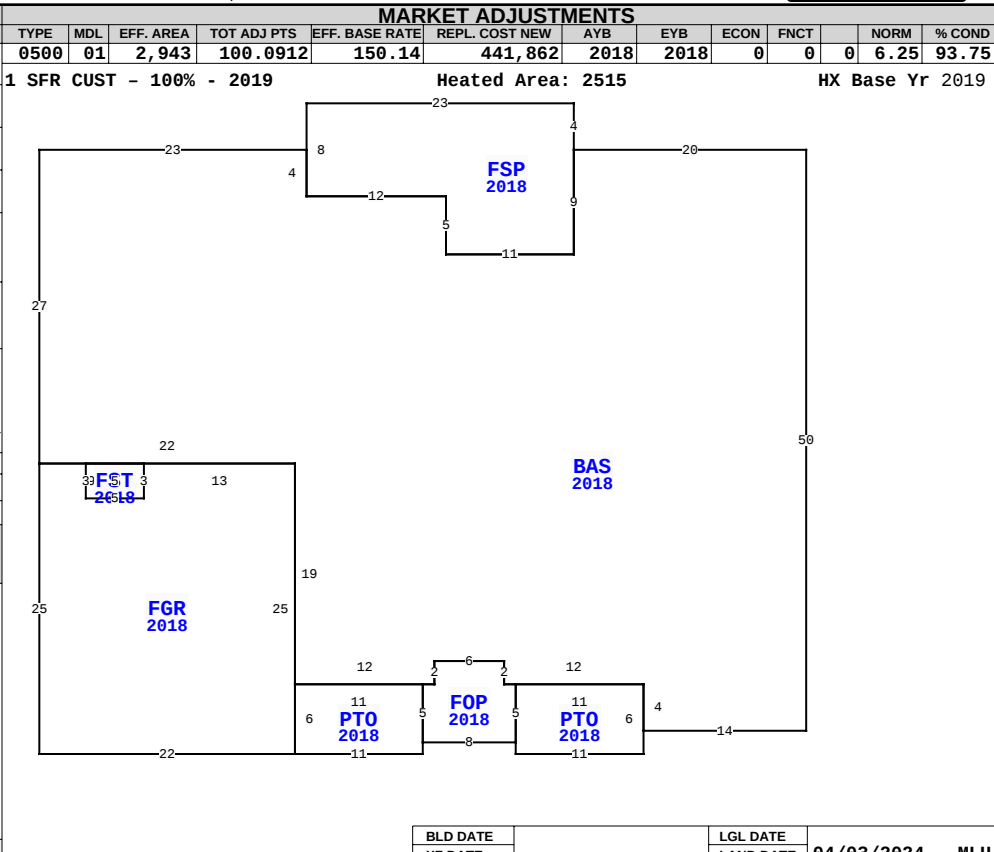
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 03 | BELOW AVG. 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 60   |
| Interior Floo            | 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       | 2,515            | 100         | 2,515        | 354,002              |
| FGR       | 550              | 55          | 302          | 42,508               |
| FOP       | 52               | 30          | 16           | 2,252                |
| FSP       | 239              | 40          | 96           | 13,512               |
| FST       | 15               | 55          | 8            | 1,126                |
| PTO       | 66               | 5           | 3            | 422                  |
| PTO       | 66               | 5           | 3            | 422                  |
| TOTALS    | 3,503            |             | 2,943        | 414,246              |

| 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   | 0810       | CONCRETE A  | 0       | 100 | 49 | 3     |    | 147.00   | SF 6.50        | 100       | 2018    | 2018        | 3 | 97     | 927             |       |
| 2   | 0812       | CONCRETE C  | 0       | 100 | 0  | 0     |    | 2,191.00 | SF 4.00        | 100       | 2018    | 2018        | 3 | 97     | 8,501           |       |
| 3   | 0504       | FP-ELECTRI  | 0       | 100 | 0  | 0     |    | 1.00     | UT 2,000.00    | 100       | 2018    | 2018        | 3 | 98     | 1,960           |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 11,388   |     |     |          |       |       |             |           |     |          |        |         |            |                |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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     |



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| EXTRA FEATURES |  |  | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | 04/03/2024 | MLU |
|----------------|--|--|----------|---------|----------|----------|-----------|---------|------------|-----|
|----------------|--|--|----------|---------|----------|----------|-----------|---------|------------|-----|

| NASSAU COUNTY PROPERTY    |  |  | PAGE 1 of 2  | 4 |
|---------------------------|--|--|--------------|---|
| VALUATION SUMMARY         |  |  | STANDARD     |   |
| VALUATION BY              |  |  | Tax Group: 4 |   |
| BUILDING MARKET VALUE     |  |  | Tax Dist:    |   |
| TOTAL MARKET OB/XF VALUE  |  |  | 420,390      |   |
| TOTAL LAND VALUE - MARKET |  |  | 11,388       |   |
| TOTAL MARKET VALUE        |  |  | 130,000      |   |
| SOH/AGL Deduction         |  |  | 561,778      |   |
| ASSESSED VALUE            |  |  | 261,021      |   |
| TOTAL EXEMPTION VALUE     |  |  | 300,757      |   |
| BASE TAXABLE VALUE        |  |  | HX HB 50,000 |   |
| TOTAL JUST VALUE          |  |  | 250,757      |   |
| NCON VALUE                |  |  | 561,778      |   |
| INCOME VALUE              |  |  | 0            |   |
| PREVIOUS YEAR MKT VALUE   |  |  | 389,610      |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C1800545   | CO ISSUED   | 0       | 09/20/2018 |
| B1803247   | GARAGE      | 15,296  | 05/01/2018 |
| B1800545   | NEW CONSTR  | 325,057 | 01/18/2018 |

| SALES DATA                    |            |           |     |     |            |
|-------------------------------|------------|-----------|-----|-----|------------|
| OFF RECORD Number             | DATE       | TYPE INST | Q U | V I | RSN CD     |
| 2154/1059                     | 10/30/2017 | WD        | Q   | V   | 01         |
| GRANTOR: CAROLA JOHN A        |            |           |     |     | SALE PRICE |
| GRANTEE: SENGER JOSEPH M & D  |            |           |     |     | 70,000     |
| 1306/0665                     | 4/01/2005  | WD        | Q   | V   |            |
| GRANTOR: KANDACE VENTURES INC |            |           |     |     | 174,000    |
| GRANTEE: CAROLA JOHN A & DON  |            |           |     |     |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

**BUILDING DIMENSIONS**

BAS=[YR=2018] W20 FSP=[YR=2018] N4 W23 S8 E12 S5 E11 N9\$ S9 W11 N5 W12 N4 W23 S27 FGR=[YR=2018] S25 E22 PTO=[YR=2018] E11 N1 FOP=[YR=2018] E8 PTO=[YR=2018] S1 E11 N6 W11 S5\$ N5 W1 N2 W6 S2 W1 S5\$ N5 W11 S6\$ N25 W13 FST=[YR=2018] S3 W5 N3 E5\$ W9\$ E22 S19 E12 N2 E6 S2 E12 S4 E14 N50\$.

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