

LOT 26
ESMT PT OR 1028/831
HIGH POINTE PB 6/273

WAYNE BRUCE/
96168 HIGH POINTE DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-509H-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

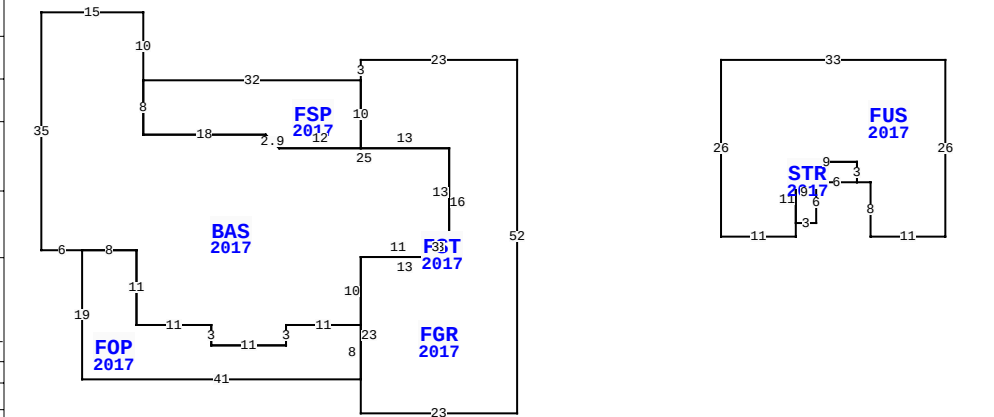
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4022.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,641	100	1,641	286,108
FGR	988	55	543	94,672
FOP	383	30	115	20,050
FSP	282	40	113	19,702
FST	6	55	3	523
FUS	743	100	743	129,541
STR	45	10	4	697
TOTALS	4,088		3,162	551,293

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2017
2	0810	CONCRETE A	0 100	0	0	185.00	SF	6.50	6.50	100	2017
3	0811	CONCRETE B	0 100	0	0	2,840.00	SF	5.20	5.20	100	2017

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,162	119.2136	178.82	565,429	2017	2017	0	0	2.50	97.50
1 SFR CUST - 100% - 2018											
Heated Area: 2384											
HX Base Yr 2018											



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										551,293	
TOTAL MARKET OB/XF VALUE										18,921	
TOTAL LAND VALUE - MARKET										149,500	
TOTAL MARKET VALUE										719,714	
SOH/AGL Deduction										348,624	
ASSESSED VALUE										371,090	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										321,090	
TOTAL JUST VALUE										719,714	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										489,544	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1703423	CO ISSUED	0	11/21/2017
B1703423	NEW CONSTR	320,124	04/19/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
9999/9999	6/17/2016	CN	Q	V	02	45,000	
GRANTOR: MASON DAMON							
GRANTEE: WAYNE BRUCE							
1062/1543	6/14/2002	WD	Q	V		182,400	
GRANTOR: ALLISON LANDS INC							
GRANTEE: MASON DAMON							

BUILDING NOTES											
BUILDING DIMENSIONS											
FGR=[YR=2017] W23 S3 FSP=[YR=2017] W32 BAS=[YR=2017] N10 W15 S35 E6 FOP=[YR=2017] S19 E41 N8 W11 S3 W11 N3 W11 N11 W8\$ E8 S11 E11 S3 E11 N3 E11 N10 E11 FST=[YR=2017] E2 N3 W2 S3\$ N3 E2 N13 W25 U2 L2 W18 N8\$ S8 E18 D2 R2 E12 N10\$ S10 E13 S16 W13 S23 E23 N52\$ PTR= E30 FUS=[YR=2017] E33 S26 W11 N8 W2 STR=[YR=2017] W6 S6 W3 N9 E9 S3\$ N3 W9 S11 W11 N26\$ W30\$.											

TOTAL OB/XF											
18,921											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	