LOT 27
IN OR 1881/865
ESMT PT OR 1028/831

TRUE TYLER N & JAN MARIE
96162 HIGH POINTE DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-509H-0027-0000

BUILDING CHARACTERISTICS

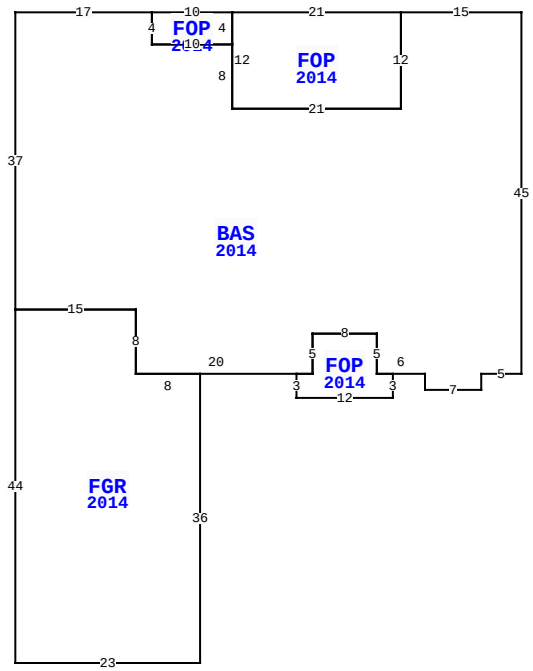
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	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	2,397	100	2,397	415,249
FGR	948	55	521	90,256
FOP	40	30	12	2,079
FOP	76	30	23	3,984
FOP	252	30	76	13,166
TOTALS	3,713		3,029	524,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,029	120.9340	181.40	549,461	2014	2014	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2021 Heated Area: 2397 HX Base Yr



96162 HIGH POINTE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		524,735
TOTAL MARKET OB/XF VALUE		58,356
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		713,091
SOH/AGL Deduction		196,397
ASSESSED VALUE		516,694
TOTAL EXEMPTION VALUE	13	516,694
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		713,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1802844	SCRN ENCLSRE	21,032	05/01/2018
B1801591	SWIM POOL	41,000	03/01/2018
B1428506	CO ISSUED	0	10/21/2014
B1428506	NEW CONSTR	313,665	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1881/0865	9/25/2013	WD	U	V	38	35,500

GRANTOR: WOOD LYNDA
GRANTEE: TRUE TYLER N & JAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W15 FOP=[YR=2014] W21 FOP=[YR=2014] W10 S4 E10 N4 $ S12 E21 N12 $ S12 W21 N8 W10 N4 W17 S37
FGR=[YR=2014] S44 E23 N36 W8 N8 W15 $ E15 S8 E20
FOP=[YR=2014] S3 E12 N3 W2 N5 W8 S5 W2 $ E2 N5 E8 S5 E6 S2 E7 N2 E5 N45 $.

EXTRA FEATURES

LN	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	3,633.00	SF	4.00	4.00	100	2014	2014	3	95	13,805	
2	1126	CB/STC 8"	0	100	13	0	52.00	SF	8.00	8.00	100	2014	2014	3	95	395	
3	0861	POOL GUNIT	0	100	0	0	328.00	SF	85.00	85.00	100	2018	2018	3	87	24,256	
4	0855	CONC PAVER	0	100	0	0	509.00	SF	10.00	10.00	100	2018	2018	3	97	4,937	
5	0911	SCRN RM A	0	100	31	27	837.00	SF	17.50	17.50	100	2018	2018	3	82	12,011	
6	0940	SHEDS/PORT	0	100	20	12	240.00	SF	15.00	15.00	100	2018	2018	3	82	2,952	

LAND DESCRIPTION

TOTAL OB/XF 58,356

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	130,000							

REVIEW DATE 01/15/2019 BY KW Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/06/2024 BY SYS