LOT 28
ESMT PT OR 1028/831
HIGH POINTE PB 6/273

VOJDANI SHAHRIAR & KACEE DEE L/E/
96100 HIGH POINTE DRIVE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-509H-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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		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

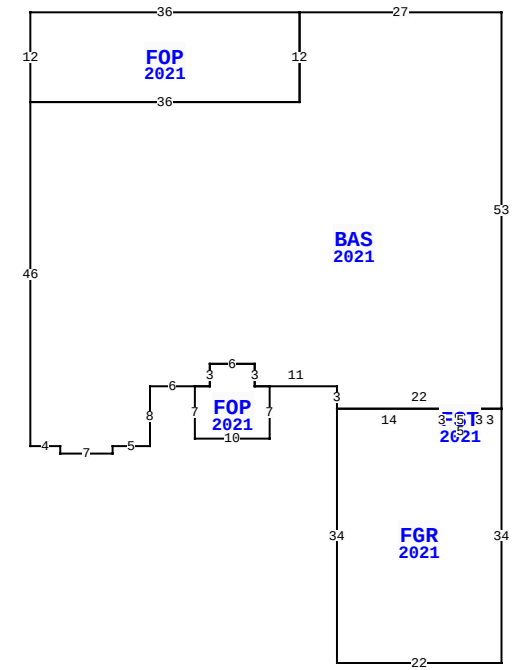
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4022.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,901	100	2,901	501,702
FGR	733	55	403	69,695
FOP	88	30	26	4,496
FOP	432	30	130	22,482
FST	15	55	8	1,383
TOTALS	4,169		3,468	599,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,468	115.8740	173.81	602,773	2021	2021	0	0	0	0.50	99.50

1 SFR CUST – 100% - 2022 Heated Area: 2901 HX Base Yr 2022



96100 HIGH POINTE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		599,759
TOTAL MARKET OB/XF VALUE		114,818
TOTAL LAND VALUE - MARKET		117,000
TOTAL MARKET VALUE		831,577
SOH/AGL Deduction		318,112
ASSESSED VALUE		513,465
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		463,465
TOTAL JUST VALUE		831,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		676,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2010689	CO ISSUED	0	06/03/2021
B2102751	SWIM POOL	89,569	03/08/2021
B2013008	SCRN ENCLSR	13,000	12/29/2020
B2010689	NEW CONSTR	376,914	11/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/26	7/07/2023	LE	U	I	11	100
GRANTOR: VOJDANI SHAHRIAR & KA						
GRANTEE: VOJDANI AARON GRAHM						
2347/0617	3/11/2020	WD	Q	V	02	92,500
GRANTOR: SABINO GREGORY J & LA						
GRANTEE: VOJDANI SHAHRIAR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W27 FOP=[YR=2021] W36 S12 E36 N12$ S12 W36 S46 E4 S1 E7 N1 E5 N8 E6 FOP=[YR=2021] S7 E10 N7 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E11 S3 FGR=[YR=2021] S34 E22 N34 W3 FST=[YR=2021] W5 S3 E5 N3$ S3 W5 N3 W14$ E22 N53$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0855	CONC PAVER	0	100	0	0	2,538.00	SF	10.00	10.00	100	2021	2021	3	99	25,126	
3	0911	SCRN RM A	0	100	48	28	1,344.00	SF	17.50	17.50	100	2021	2021	3	93	21,874	
4	0861	POOL GUNIT	0	100	0	0	446.00	SF	85.00	85.00	100	2021	2021	3	95	36,015	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	93	1,860	
6	0855	CONC PAVER	0	100	0	0	898.00	SF	10.00	10.00	100	2021	2021	3	99	8,890	
7	0462	ST/AL FNC	0	100	312	0	1,248.00	SF	10.00	10.00	100	2021	2021	3	95	11,856	
8	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	98	882	
9	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

TOTAL OB/XF 114,818

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	0.90	130,000.00	117,000.00	117,000							

REVIEW DATE 01/19/2022 BY KW Total Acres: 0.00 Total Land Value: 117,000 Market: 0 Agricultural: 0 Common: 117,000 PRINTED 08/06/2024 BY SYS