

LOT 30
IN OR 2192/775
ESMT PT OR 1028/831

EVERSOLE BRETT A & AMANDA M
96046 HIGH POINTE DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-509H-0030-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
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
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NEIGHBORHOOD/LOC	4022.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	567	100	567	86,554
BAS	2,162	100	2,162	330,032
FGR	333	55	183	27,935
FGR	618	55	340	51,901
FOP	371	30	111	16,944
FOP	761	30	228	34,805
FUS	1,249	100	1,249	190,661
STP	35	10	4	610

TOTALS	6,096		4,844	739,443
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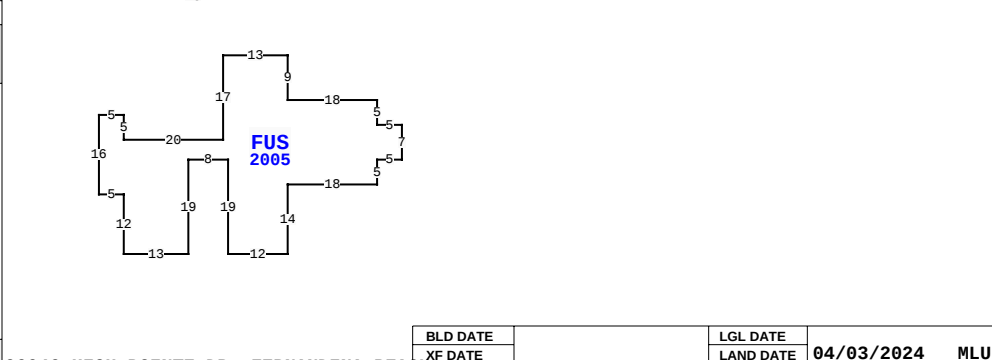
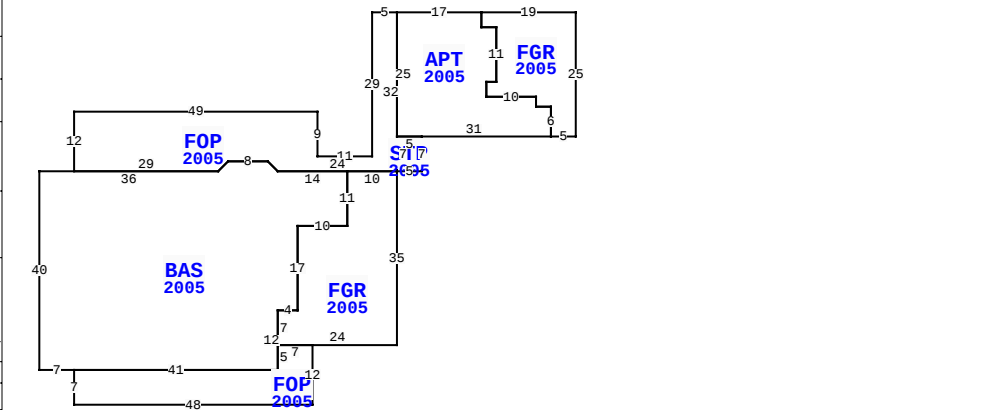
EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	89	1,780	
2	0855	CONC PAVER	0	100	151	1	151.00	SF	7.00	7.00	100	2005	2005	3	86	909	
3	0812	CONCRETE C	0	100	0	0	4,436.00	SF	4.00	4.00	100	2005	2005	3	86	15,260	
4	0861	POOL GUNIT	0	100	38	15	570.00	SF	85.00	85.00	100	2009	2009	3	56	27,132	
5	0855	CONC PAVER	0	100	0	0	1,315.00	SF	10.00	10.00	100	2009	2009	3	90	11,835	
6	0911	SCRN RM A	0	100	60	32	1,920.00	SF	17.50	17.50	100	2009	2009	3	40	13,440	
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2009	2009	3	40	2,000	

LAND DESCRIPTION

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	4,844	113.7092	170.56	826,193	2005	2005	0	0	0	10.50	89.50
1 SFR CUST - 100% - 2019												
Heated Area: 3978												
HX Base Yr 2019												



96046 HIGH POINTE DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/03/2024	MLU
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TOTAL OB/XF 72,356

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			739,443
TOTAL MARKET OB/XF VALUE			72,356
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			941,799
SOH/AGL Deduction			322,529
ASSESSED VALUE			619,270
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			569,270
TOTAL JUST VALUE			941,799
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			915,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0822075	SWIM POOL	40,000	11/19/2008
M0509904	H/AC	0	06/01/2005
P09150	OTHER	0	03/01/2005
B14486	NEW CONSTR	410,000	02/01/2005
E14429	ELEC OTHER	2,400	02/01/2005
R07167	REPAIR/RRF	3,500	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2192/0775	4/25/2018	WD	Q	I	01	685,000
GRANTOR: SWIFT BETTE J & RANDY						
GRANTEE: EVERSOLE BRETT A &						
1863/1286	6/17/2013	WD	Q	I	02	620,000
GRANTOR: BECKHAM WALTER M II &						
GRANTEE: SWIFT BETTE J & RAN						

BUILDING NOTES

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BUILDING DIMENSIONS

FGR=[YR=2005] E5N25W19S3E3S11W2S3E10 S2E3S6\$ APT=[YR=2005] N6W3N2W10N3E2 N11W3N3W17 FOP=[YR=2005] W5S29W11N9 W49S12E29 U2 R2 E8 D2 R2 E24 FGR=[YR=2005] W10 BAS=[YR=2005] W14 U2 L2 W8 D2 L2 W36S40E7 FOP=[YR=2005] S7E48 N12W7S5W41\$E41N12E4N17E10N11\$ S11W10S17W4S7E24N35\$ STP=[YR=2005] E5N7W5S7\$N32\$S2E31\$ PTR=S80 W30 FUS=[YR=2005] W5N5W18N9W13S17W20 N5W5S16E5S12E13N19E8S19E12N14 E18 N5E5N7\$ E30 N80\$.