

LOT 31
ESMT PT OR 1028/831
HIGH POINTE PB 6/273

WILLIAMS TIFFANY H & CHRISTOPHER L
96026 HIGH POINTE DR
FERNANDINA BEACH, FL 32034

2024

46-3N-28-509H-0031-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 90		
Interior Wall	08	DECORATIVE 10		
Interior Floor	11	CLAY TILE 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
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	2,323	100	2,323	553,413
FGR	524	55	288	68,611
FOP	206	30	62	14,770
PTO	432	5	22	5,241
STP	54	10	5	1,191
TOTALS	3,539		2,700	643,227

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	2,700	161.2416	241.86	653,022	2019	2019	0	0	1.50	98.50
1 SFR CUST - 100% - 2022 Heated Area: 2323 HX Base Yr 2022											