

LOT 3
IN OR 2012/845
HIGH POINTE PB 6/273

TSANGARAKIS PLATON &/TOMBROFF MARIA
96075 HIGH POINTE DR
FERNANDIAN BEACH, FL 32034

2025

46-3N-28-509H-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	30	VINYL 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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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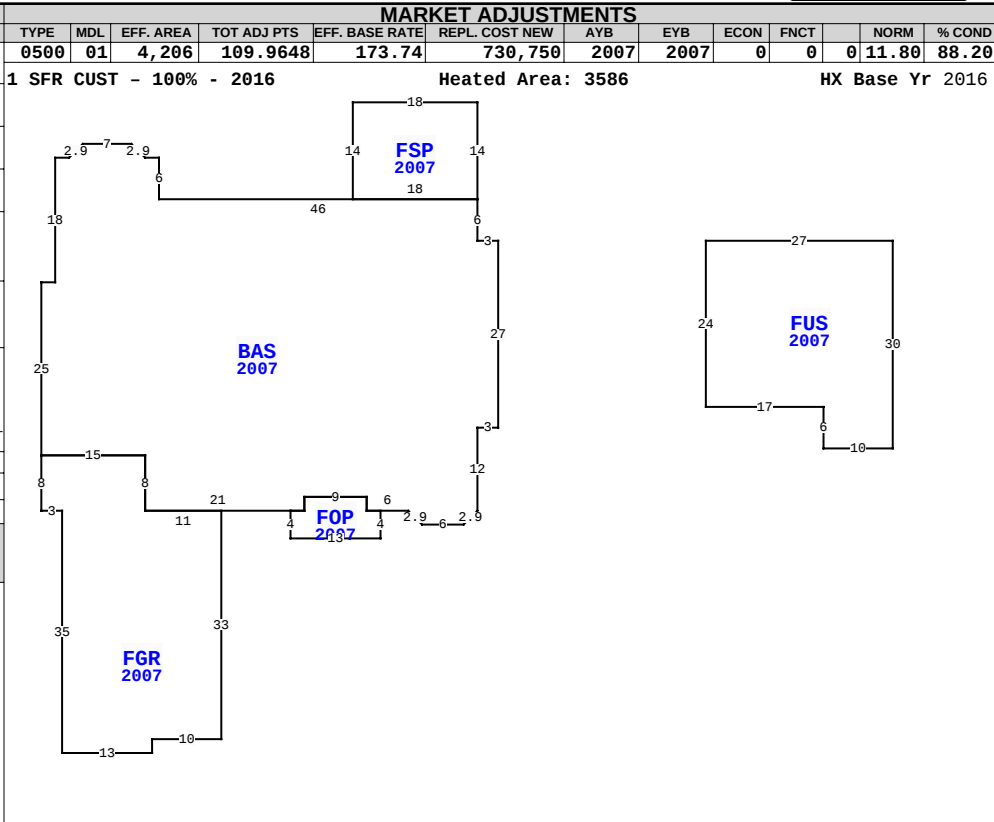
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,878	100	2007	2,878	441,021
FGR	905	55	2007	498	76,313
FOP	70	30	2007	21	3,218
FSP	252	40	2007	101	15,477
FUS	708	100	2007	708	108,493

TOTALS	4,813			4,206	644,522
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	3,441.00	SF	4.00
2	0861	POOL GUNIT	0	100	30	16	480.00	SF	85.00
3	0911	SCRN RM A	0	100	0	0	493.00	SF	17.50
4	0845	KOOL DECK	0	100	0	0	506.00	SF	7.25
5	1127	BRICK 8"	0	100	0	0	996.00	SF	11.00
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

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

REVIEW DATE	01/15/2019	BY	KW
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96075 HIGH POINTE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/03/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0812	CONCRETE C	0	100	0	0	3,441.00	SF	4.00	4.00	100	2007	2007	3	87	11,975	
2	0861	POOL GUNIT	0	100	30	16	480.00	SF	85.00	85.00	100	2007	2007	3	44	17,952	
3	0911	SCRN RM A	0	100	0	0	493.00	SF	17.50	17.50	100	2007	2007	3	27	2,329	
4	0845	KOOL DECK	0	100	0	0	506.00	SF	7.25	7.25	100	2007	2007	3	87	3,192	
5	1127	BRICK 8"	0	100	0	0	996.00	SF	11.00	11.00	100	2007	2007	3	96	10,518	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	

TOTAL OB/XF										49,116							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	130,000.00	130,000.00	130,000

Total Acres: 0.00	Total Land Value: 130,000	Market: 0	Agricultural: 0	Common: 130,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										644,522				
TOTAL MARKET OB/XF VALUE										49,116				
TOTAL LAND VALUE - MARKET										130,000				
TOTAL MARKET VALUE										823,638				
SOH/AGL Deduction										383,523				
ASSESSED VALUE										440,115				
TOTAL EXEMPTION VALUE										HX HB 50,722				
BASE TAXABLE VALUE										389,393				
TOTAL JUST VALUE										823,638				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										798,181				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18521	SWIM POOL	35,000	09/01/2006
M11786	MECH OTHER	0	07/01/2006
P11072	OTHER	0	05/01/2006
C17263	CO ISSUED	0	03/01/2006
E16896	REPAIR/RRF	6,000	03/01/2006
R08997	REPAIR/RRF	10,000	03/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2012/0845	9/28/2015	WD	U	I	11		100		
GRANTOR: TOMBROFF MARIA									
GRANTEE: TOMBROFF MARIA & PL									
1333/0752	7/14/2005	WD	Q	V			167,000		
GRANTOR: ALLISON LANDS INC									
GRANTEE: TOMBROFF MARIA									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W3 N6 FSP=[YR=2007] N14 W18 S14 E18 \$ W 46 N6 W2 U2 L2 W7 D2 L2 W2 S18 W2 S25 FGR=[YR=2007] S8 E3 S35 E13 N2 E10 N33 W11 N8 W15 \$ E15 S8 E21 FOP=[YR=2007] S4 E13 N27 \$ PTR = E30 FUS=[YR=2007] E27 S30 W10 N6 W17 N24 \$ W30 \$									