LOT 5
IN OR 1604/1893
HIGH POINTE PB 6/273

MCCLAIN WILLIE J
96115 HIGH POINTE DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-509H-0005-0000

BUILDING CHARACTERISTICS

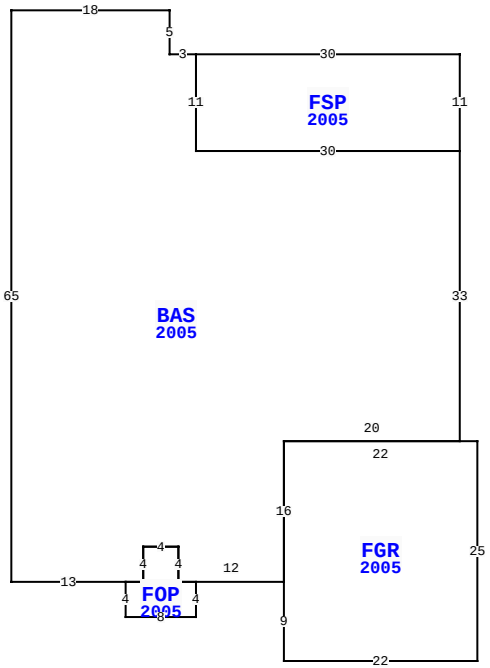
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2005	2,484	405,409
FGR	550	55	2005	302	49,289
FOP	48	30	2005	14	2,285
FSP	330	40	2005	132	21,544
TOTALS	3,412			2,932	478,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,932	120.4610	190.33	558,048	2005	2005	0	0	0	14.25	85.75

1 SFR CUST – 100% - 2006 Heated Area: 2484 HX Base Yr 2006



96115 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		478,526
TOTAL MARKET OB/XF VALUE		11,180
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		619,706
SOH/AGL Deduction		352,471
ASSESSED VALUE		267,235
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		211,513
TOTAL JUST VALUE		619,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		599,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13172	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1604/1893	2/06/2009	QC	U	I	19	100
GRANTOR: MCCLAIN WILLIE J						
GRANTEE: MCCLAIN KATHY						
1357/0118	10/07/2005	WD	Q	I		470,000
GRANTOR: SOBOLEWSKI MARK A & C						
GRANTEE: MCCLAIN WILLIE J &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2005] W30 BAS=[YR=2005] W3 N5 W18 S65 E13
FOP=[YR=2005] S4 E8 N4 W2 N4 W4 S4 W2 $ E2 N4 E4 S4 E12
FGR=[YR=2005] S9 E22 N25 W22 S16 $ N16 E20 N33 W30 N11 $ S11 E30 N11 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	
2	1127	BRICK 8"	0	100	12	4	48.00	SF	5.50	5.50	100	2005	2005	3	96	253	
3	0812	CONCRETE C	0	100	0	0	2,630.00	SF	4.00	4.00	100	2005	2005	3	84	8,837	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2005	2005	3	22	330	

LAND DESCRIPTION

TOTAL OB/XF 11,180

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	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							

REVIEW DATE 01/15/2019 BY KW Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS