LOT 8
HIGH POINTE PB 6/273

COCHRAN WAYNE BRIAN & KIMBERLY ANNE
96205 HIGH POINTE DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-509H-0008-0000

BUILDING CHARACTERISTICS

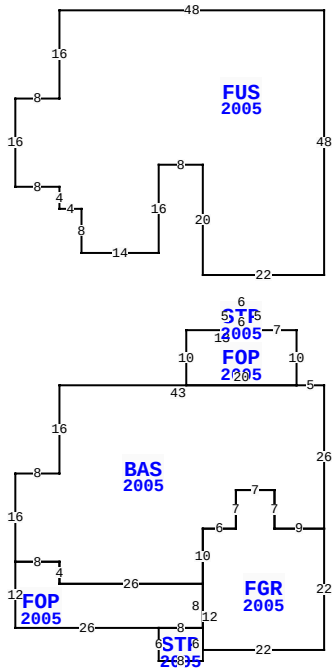
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	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
NEIGHBORHOOD/LOC	4022.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,587	100	2005	1,587	246,707
FGR	533	55	2005	293	45,548
FOP	200	30	2005	60	9,327
FOP	304	30	2005	91	14,146
FUS	2,168	100	2005	2,168	337,026
STP	30	10	2005	3	466
STP	48	10	2005	5	778
TOTALS	4,870			4,207	653,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,207	108.4160	171.30	720,659	2005	2005	0	0	0	9.25	90.75

1 SFR CUST – 100% - 2024 Heated Area: 3755 HX Base Yr 2024



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

96205 HIGH POINTE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		653,998
TOTAL MARKET OB/XF VALUE		16,147
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		800,145
SOH/AGL Deduction		5,110
ASSESSED VALUE		795,035
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		744,313
TOTAL JUST VALUE		800,145
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		772,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0508916	OTHER	0	02/01/2005
B13560	NEW CONSTR	0	12/01/2004
M0409063	H/AC	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2665/1	9/05/2023	WD	Q	I	01	725,000
GRANTOR: MATTHEW 25 INVESTMENT						
GRANTEE: COCHRAN WAYNE BRIAN						
2615/1365	1/25/2023	SW	U	I	11	100
GRANTOR: MOORE DAVID						
GRANTEE: MATTHEW 25 INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W5FOP=[YR=2005] N10W7 STP=[YR=2005]
N5W6S5E6$W13S10E20$W43 S16W8S16FOP=[YR=2005]
S12E26STP=[YR=2005] S6E8N6W8$E8N8W26N4W8$E8S4E26
FGR=[YR=2005] S12E22N22W9N7W7S7W6S10 $N10E6N7E7S7E9N26$
PTR=N20 FUS=[YR=2005] N48W48S16W8S16E8S4E4S8 E14N16E8S20E22$
S20$.

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	2005	2005	3	88	3,080	
2	1127	BRICK 8"	0	100	15	0	60.00	SF	11.00	11.00	100	2005	2005	3	96	634	
3	0812	CONCRETE C	0	100	0	0	2,067.00	SF	4.00	4.00	100	2005	2005	3	84	6,945	
4	0855	CONC PAVER	0	100	0	0	420.00	SF	10.00	10.00	100	2009	2009	3	89	3,738	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2009	2009	3	35	1,750	

LAND DESCRIPTION

TOTAL OB/XF 16,147

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