LOT 12 & PT MARGARET ONEIL
GRANT SEC 46-3N-28E
IN OR 2523/317

96335 HIGH POINTE DRIVE TRUST/SMITH SCOTT ROYAL TR
PO BOX 489
YULEE, FL 32041

2025

46-3N-28-509H-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,400	100	2002	3,400	726,790
FGR	959	55	2002	527	112,653
FOP	565	30	2002	170	36,340
FSP	447	40	2002	179	38,263
FUS	2,688	100	2002	2,688	574,592
TOTALS	8,059			6,964	1,488,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	6,964	151.1640	238.84	1,663,282	2002	2002	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2018 Heated Area: 6088 HX Base Yr 2018

BLD DATE	10/07/2013 KK	LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE

96335 HIGH POINTE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,488,637
TOTAL MARKET OB/XF VALUE		166,598
TOTAL LAND VALUE - MARKET		402,500
TOTAL MARKET VALUE		2,057,735
SOH/AGL Deduction		672,782
ASSESSED VALUE		1,384,953
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		1,334,231
TOTAL JUST VALUE		2,057,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,994,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000802	REPAIR/RRF	59,000	01/13/2022
B1807745	OUTDOOR KTA	13,000	09/01/2018
B1530928	1929 SF SRM	41,802	08/01/2015
B1530037	GAZEBO	7,293	02/01/2015
B0209227	NEW CONSTR	475,215	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2523/0317	12/10/2021	WD	U	I	11	100
GRANTOR: AZIZ ZEESHAN & SOPHIA						
GRANTEE: 96335 HIGH POINTE D						
2476/1267	7/05/2021	WD	U	I	11	100
GRANTOR: 96335 HIGH POINTE DR						
GRANTEE: AZIZ ZEESHAN & SOPH						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	10,196.00	SF	4.00	4.00	100	2002	2002	3	80	32,627	
2	0861	POOL GUNIT	0	100	0	0	462.00	SF	85.00	85.00	100	2002	2002	3	27	10,603	
3	0920	CWALL-WD/M	0	100	0	0	652.00	LF	390.00	390.00	100	2002	2002	3	20	50,856	
5	0855	CONC PAVER	0	100	0	0	1,767.00	SF	10.00	10.00	100	2002	2002	3	80	14,136	
6	0462	ST/AL FNC	0	100	0	0	1,410.00	SF	10.00	10.00	100	2002	2002	3	29	4,089	
7	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2002	2002	3	55	495	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	125,000.00	125,000.00	100	2002	2002	3	20	25,000	
9	0144	BAR TOP E	0	100	0	0	10.00	LF	450.00	450.00	100	2002	2002	3	20	900	
10	0911	SCRN RM A	0	100	0	0	1,929.00	SF	17.50	17.50	100	2015	2015	3	65	21,942	
11	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	5,950	

BUILDING DIMENSIONS

BAS=[YR=2002] 3400 $ FUS=[YR=2002] 2688 $ FGR=[YR=2002] 959 $ FSP=[YR=2002] 447 $ FOP=[YR=2002] 565 $.

LAND DESCRIPTION

TOTAL OB/XF 166,598

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	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.15	350,000.00	402,500.00	402,500							

REVIEW DATE 01/08/2020 BY DJ Total Acres: 0.00 Total Land Value: 402,500 Market: 0 Agricultural: 0 Common: 402,500 PRINTED 07/30/2025 BY SYS