

LOT 17
ESMT PT OR 1028/831
HIGH POINTE PB 6/273

RAGUCCI CHRISTOPHER T & JANA
95412 SPINNAKER DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-509H-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	4	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	2,499	100	2005	2,499	676,737
BAS	113	100	2015	113	30,601
BAS	344	100	2015	344	93,156
FGR	609	55	2005	335	90,719
FOP	65	30	2005	20	5,416
FOP	216	30	2005	65	17,602
FSP	410	40	2005	164	44,412
FUS	1,233	100	2005	1,233	333,901

TOTALS	5,489			4,773	1,292,544
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	5,977.00	SF	4.00
3	0810	CONCRETE A	0	100	30	10	300.00	SF	6.50
4	0835	QUARY TILE	0	100	0	0	1,294.00	SF	12.50
5	0861	POOL GUNIT	0	100	36	14	504.00	SF	85.00
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
7	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
9	0462	ST/AL FNC	0	100	129	0	516.00	SF	10.00
10	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	4,773	189.3832	299.23	1,428,225	2005	2005	0	0	9.50	90.50
1 SFR CUST - 100% - 2024 Heated Area: 4189 HX Base Yr 2024											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/03/2024 MLU											

TOTAL OB/XF											
84,533											

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84,533											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1,292,544	
TOTAL MARKET OB/XF VALUE		84,533	
TOTAL LAND VALUE - MARKET		130,000	
TOTAL MARKET VALUE		1,507,077	
SOH/AGL Deduction		206,043	
ASSESSED VALUE		1,301,034	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		1,250,312	
TOTAL JUST VALUE		1,507,077	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,300,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2012195	ROOF	25,000	12/08/2020
B1700121	REMODEL	0	01/12/2017
B1429415	SWIM POOL	40,000	10/01/2014
B12008	NEW CONSTR	0	01/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	RSN CD	SALE PRICE
2593/0301	9/27/2022	WD Q	I	01	1,450,000
GRANTOR: THOMSON ERIK P & DONN					
GRANTEE: RAGUCCI CHRISTOPHER					
2524/0766	11/30/2021	WD Q	I	01	1,025,000
GRANTOR: COX CRISTON & THERESA					
GRANTEE: THOMSON ERIK P & DO					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2005] W30 BAS=[YR=2005] N4 W10 N14 W2 N2 W12 S2 FSP=[YR=2005] W43 S11 E22 N3 E21 N8 \$ S8 W21 S3 W22 S33 E10 S4 E9 S8 E2 S2 E9 N2 E2 N8 FOP=[YR=2005] E7 S4 E13 N4 E5 N10 W5 S5 W13 N2 W7 S7 \$ N7 E7 S2 E13 N5 E15 N10 W3 N3 E3 N7 \$ S7 W3 S3 E3 S10 E30 N20 \$ PTR= E15 FUS=[YR=2005] E2 N2 E2 N2 E2 N2 E2 N2 E2 N2 E2 N3 E23 N27 E13 S18 E3 S2 BAS=[YR=2015] E18 N5 E5 S5 BAS=[YR=2015] E8 S3 E5 S5 W5 S3 W8 N11 \$ S16 W5 N5 W7 S5 W5 N5 W10 N4 E4 N7 \$ S7 W4 S9 W5 S9 FOP=[YR=2005] S5 W13 N5 E13 \$ W13 N6 W7 S18 W13 N8 W9 N9 \$ W15 \$.									