LOT 18
IN OR 1386/1150
ESMT PT OR 1028/831

JOUBERT RAYMOND W
96394 HIGH POINTE DRIVE
FERNANDINA BEACH, FL 32034-6955

2025

46-3N-28-509H-0018-0000

BUILDING CHARACTERISTICS

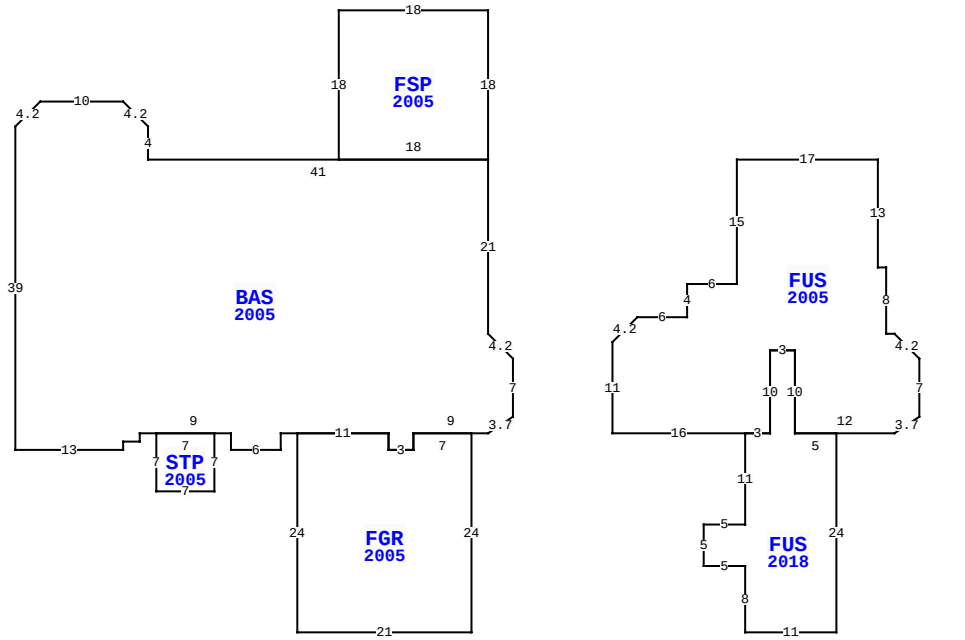
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	2,059	100	2005	2,059	327,901
FGR	498	55	2005	274	43,635
FSP	324	40	2005	130	20,703
FUS	821	100	2005	821	130,746
FUS	319	100	2018	319	50,801
STP	49	10	2005	5	796
TOTALS	4,070			3,608	574,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,608	111.3750	175.97	634,900	2005	2005	0	0	0	9.50	90.50

1 SFR CUST – 100% - 2007 Heated Area: 3199 HX Base Yr 2007



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

96394 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		574,584
TOTAL MARKET OB/XF VALUE		10,018
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		714,602
SOH/AGL Deduction		368,141
ASSESSED VALUE		346,461
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		290,739
TOTAL JUST VALUE		714,602
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		688,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13469	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1386/1150	2/02/2006	WD	Q	I		550,000
GRANTOR: NIC PROPERTIES LLC						
GRANTEE: JOUBERT RAYMOND W &						
1257/1487	9/09/2004	WD	U	V	07	100
GRANTOR: WILLIAM E AUBREY TRUS						
GRANTEE: NIC PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2005] N18W18S18E18$BAS=[YR=2005] W41N4 U3 L3 W10 D3 L3 S39E13N1E2 N1E2STP=[YR=2005] S7E7N7W7$E9S2E6N2 E2FGR=[YR=2005] S24E21N24W7S2W3N2W11 $E11S2E3N2E9 U2 R3 N7 U3 L3 N21$ PTR=E30 FUS=[YR=2005] S15W6S4W6 D3 L3 S11E16FUS=[YR=2018] S11W5S5E5S8E11 N24W5N10W3S10W3$E3N10E3S10E12 U2 R3 N7 U3 L3 W1N8W1N13W17$ W30 $.

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	1126	CB/STC 8"	0	100	14	0	56.00	SF	8.00	8.00	100	2005	2005	3	84	376	
3	0812	CONCRETE C	0	100	0	0	1,953.00	SF	4.00	4.00	100	2005	2005	3	84	6,562	

LAND DESCRIPTION

TOTAL OB/XF 10,018

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