

LOT 20
ESMT PT OR 1028/831
HIGH POINTE PB 6/273

ROTONDO ANDREA M L/E/HOSPIDOR LEONARD L/E
96324 HIGH POINTE DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-509H-0020-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	50
Exterior Wall	17	CB STUCCO	50
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	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	1.5	1.5	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
BAL	54	15	2009
BAS	3,566	100	2006
FGR	985	55	2006
FOP	200	30	2006
FOP	710	30	2006
FUS	836	100	2009
TOTALS	6,351		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR	CUST - 100%	- 2016								
Heated Area: 4402						HX Base Yr 2016					

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			909,707
TOTAL MARKET OB/XF VALUE			60,494
TOTAL LAND VALUE - MARKET			130,000
TOTAL MARKET VALUE			1,100,201
SOH/AGL Deduction			366,587
ASSESSED VALUE			733,614
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			682,892
TOTAL JUST VALUE			1,100,201
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,062,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530927	POOL ENCL	36,882	08/01/2015
M12698	MECH OTHER	0	02/01/2007
E18045	ELEC OTHER	1,300	09/01/2006
M12051	MECH OTHER	900	09/01/2006
M10546	MECH OTHER	0	10/01/2005
E15544	ELEC OTHER	2,000	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/1460	11/29/2023	LE	U	I	11	100

GRANTOR: HOSPIDOR LEONARD
GRANTEE: ROTONDO HOSPIDOR FA
1971/1329 3/30/2015 WD Q I 01 661,000
GRANTOR: MURPHY TODD L ET AL
GRANTEE: ROTONDO ANDREA M &

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2006
2	0812	CONCRETE C	0	100	0	2,561.00	SF	4.00	4.00	100	2006
3	0462	ST/AL FNC	0	100	0	780.00	SF	10.00	10.00	100	2006
4	0861	POOL GUNIT	0	100	0	616.00	SF	85.00	85.00	100	2006
5	0855	CONC PAVER	0	100	0	968.00	SF	7.00	7.00	100	2006
6	0911	SCRN RM A	0	100	0	1,642.00	SF	17.50	17.50	100	2015

TOTAL OB/XF												60,494			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT					

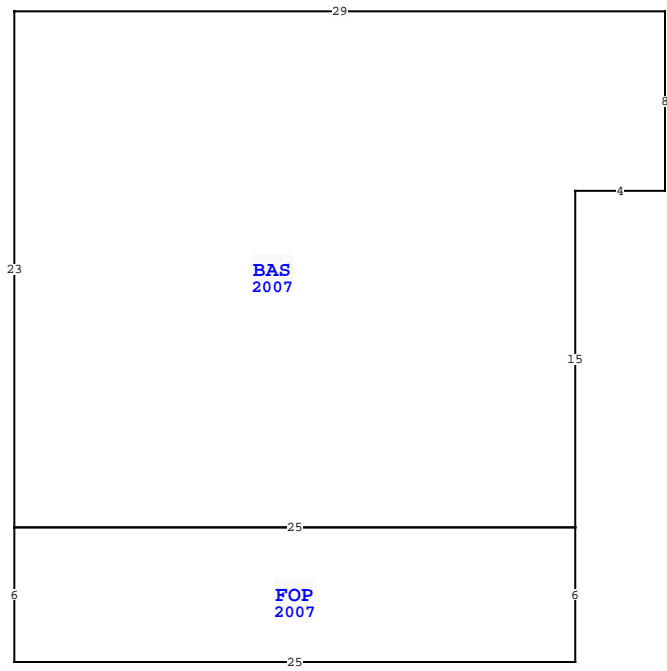
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2006] W17 FOP=[YR=2006] W5 S6 W16 L14 D15 W17 S8 E17 S6 E13 N5 U3 R3 E4 N13 E15 N14 S S14 W15 S13 W4 D3 L3 S5 W13 N6 W17 S48 D2 R2 E8 U2 R2 FOP=[YR=2006] E28 N9 W10 N2 W8 S7 D2 L2 W8 S2 S N2 E8 U2 R2 N7 E8 S2 E10 S5 E6 FGR=[YR=2006] S35 E25 N40 W22 S5 W3 S E3 N5 E20 N68 S PTR=E50 FUS=[YR=2009] W12 S8 E7 S9 W10 S5 E4 S5 W4 S5 E4 S5 W4 S5 E4 S3 BAL=[YR=2009] S3 E18 N3 W18 S E18 N8 E4 N5 W4 N14 E4 N5 W4 N9 W7 N4 S W50 \$.											

LAND DESCRIPTION												TOTAL OB/XF				60,494			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T								
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT									



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	CB STUCCO	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		0	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4022.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	607	100	2007
FOP	150	30	2007
TOTALS	757		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	ACCESORY U	- 100%	- 2016								
Heated Area: 607						HX Base Yr 2016					



NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
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Tax Group: 4	Tax Dist:		
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TOTAL JUST VALUE			1,100,201
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,062,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R0507617	REPAIR/RRF	3,000	05/01/2005
R0507618	REPAIR/RRF	500	05/01/2005
B0515185	NEW CONSTR	325,677	05/01/2005
B15186	NEW CONSTR	75,000	05/01/2005
P0509457	OTHER	0	05/01/2005
P0509458	OTHER	0	05/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2681/1460	11/29/2023	LE U	I	I	11	100
GRANTOR: HOSPIDOR LEONARD						
GRANTEE: ROTONDO HOSPIDOR FA						
1971/1329	3/30/2015	WD Q	I	I	01	661,000
GRANTOR: MURPHY TODD L ET AL						
GRANTEE: ROTONDO ANDREA M &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
96324 HIGH POINTE DR, FERNANDINA BEACH											
TOTAL OB/XF 0											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2007] W29 S23 FOP=[YR=2007] S6 E25 N6 W25\$ E25 N15 E4 N8\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV