

LOT 21
IN OR 1737/219
ESMT PT OR 1028/831

SPOONER RICHARD BRENT REVOC TRUST/SPOONER RICHARD
96270 HIGH POINTE DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-509H-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

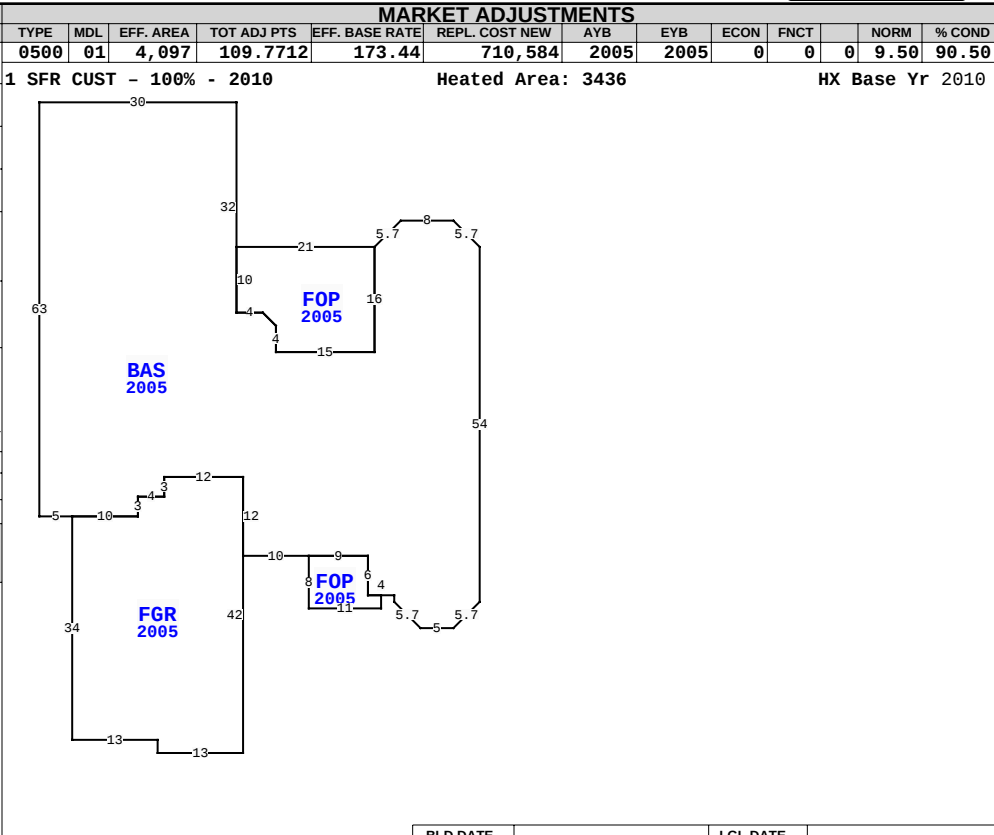
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

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	3,436	100	2005	3,436	539,326
FGR	994	55	2005	547	85,859
FOP	76	30	2005	23	3,610
FOP	302	30	2005	91	14,284

TOTALS	4,808			4,097	643,079
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	3,488.00	SF	4.00
2	0861	POOL GUNIT	0	100	17	27	459.00	SF	85.00
3	0911	SCRN RM A	0	100	0	0	777.00	SF	17.50
4	0845	KOOL DECK	0	100	0	0	318.00	SF	7.25
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00



96270 HIGH POINTE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/03/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	3,488.00	SF	4.00	4.00	100	2005	2005	3	84	11,720	
2	0861	POOL GUNIT	0	100	17	27	459.00	SF	85.00	85.00	100	2005	2005	3	36	14,045	
3	0911	SCRN RM A	0	100	0	0	777.00	SF	17.50	17.50	100	2017	2017	3	74	10,062	
4	0845	KOOL DECK	0	100	0	0	318.00	SF	7.25	7.25	100	2005	2005	3	84	1,937	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	22	220	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	88	1,760	

LAND DESCRIPTION										TOTAL OB/XF										40,184	
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	LA VAL				
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	1				

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										643,079				
TOTAL MARKET OB/XF VALUE										40,184				
TOTAL LAND VALUE - MARKET										130,000				
TOTAL MARKET VALUE										813,263				
SOH/AGL Deduction										415,550				
ASSESSED VALUE										397,713				
TOTAL EXEMPTION VALUE										50,722				HX HB
BASE TAXABLE VALUE										346,991				
TOTAL JUST VALUE										813,263				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										786,591				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633523	SCRN ROOM	33,860	12/01/2016
B14848	ADDITION	7,900	03/01/2005
B12974	NEW CONSTR	0	01/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1737/0219	4/26/2011	WD U	I	I	30	100			
GRANTOR: SPOONER RICHARD BRENT									
GRANTEE: SPOONER RICHARD B T									
1627/1496	6/29/2009	WD Q	I	I	01	585,000			
GRANTOR: VANLENNP HECTOR & RA									
GRANTEE: SPOONER RICHARD BRE									

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS=[YR=2005] L4 U4 W8 D4 L4 FOP=[YR=2005] W21 S10 E4 D2 R2 S4 E15 N16\$ S16 W15 N4 L2 U2 W4 N32 W30 S63 E5
FGR=[YR=2005] S34 E13 S2 E13 N42 W12 S3 W4 S3 W10\$ E10 N3 E4 N3 E12 S12 E10 FOP=[YR=2005] S8 E11 N2 W2 N6 W9\$ E9 S6 E4 S1 D4 R4 E5 U4 R4 N54\$.