

LOT 22
ESMT PT OR 1028/831
HIGH POINTE PB 6/273

LOZANO SELEDONIO & VICKY LYNN
96240 HIGH POINTE DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-509H-0022-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,520	100	2006	2,520	401,386
FGR	552	55	2006	304	48,421
FOP	20	30	2006	6	956
FOP	168	30	2006	50	7,964
FSP	80	40	2006	32	5,097
FUS	402	100	2006	402	64,031
TOTALS	3,742			3,314	527,854

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,314	114.5584	181.00	599,834	2006	2008	0	0	0 12.00	88.00

1 SFR CUST - 100% - 2022

Heated Area: 2922

HX Base Yr 2022

The floor plan diagram illustrates the layout of a single-family residential (SFR) unit. It includes several rooms and areas, each labeled with a code and the year 2006. The rooms are: BAS (Bathroom), FOP (Front Office), FSP (Front Side Porch), FGR (Front Garden Room), and FUS (Front Utility Room). The diagram also shows the heated area (2922) and the HX (Heating) base year (2022). Dimensions are provided for each room and area, such as 14, 4, 20, 5, 7, 6, 4, 12, 14, 10, 16, 4.4, 6, 10, 19, 12, 5, 4, 12, 18, 24, 23, 24, 37, 26, 11, 6, 15, and 18.

BLD DATE		LGL DATE	
YE DATE		LAND DATE	04/03/2024