

LOT 23
ESMT PT OR 1028/831
HIGH POINTE PB 6/273

KERZHNER EDUARD/SMITH ALANA NICOLE
96194 HIGH POINTE DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-509H-0023-0000



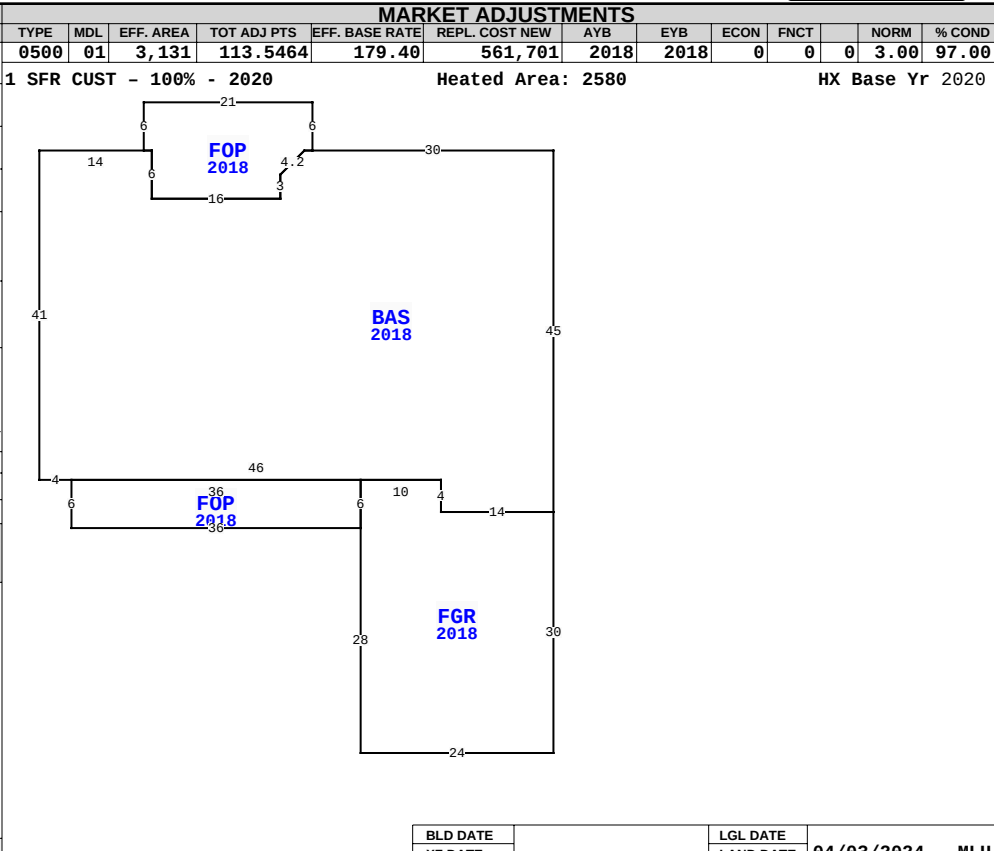
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 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	2,580	100	2018	2,580	448,966
FGR	760	55	2018	418	72,739
FOP	216	30	2018	65	11,311
FOP	227	30	2018	68	11,833
TOTALS	3,783			3,131	544,850

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,116.00	SF	4.00
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0911	SCRN RM A	0	100	0	0	2,389.00	SF	17.50
4	0861	POOL GUNIT	0	100	0	0	390.00	SF	85.00
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
6	0855	CONC PAVER	0	100	0	0	1,999.00	SF	10.00
7	0855	CONC PAVER	0	100	0	0	102.00	SF	10.00
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00

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



TOTAL OB/XF									
107,874									

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107,874									

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
BUILDING MARKET VALUE		544,850	
TOTAL MARKET OB/XF VALUE		107,874	
TOTAL LAND VALUE - MARKET		130,000	
TOTAL MARKET VALUE		782,724	
SOH/AGL Deduction		220,038	
ASSESSED VALUE		562,686	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		511,964	
TOTAL JUST VALUE		782,724	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		760,990	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002595	SCRN ENCL	12,360	02/15/2022
B2115950	FIREPIT & SUMMER	20,000	11/17/2021
B2115610	SWIM POOL	114,059	11/10/2021
B1800642	CO ISSUED	0	12/31/2018
B1800642	NEW CONSTR	347,309	01/19/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2265/0384	3/27/2019	WD	Q	I	01
GRANTOR: LEVINE LEONARD A & MI					
GRANTEE: KERZHNER EDUARD & A					
2247/1987	1/04/2019	WD	Q	I	02
GRANTOR: JOHNSON JEAN M & KENN					
GRANTEE: LEVINE LEONARD A &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W30 FOP=[YR=2018] N6 W21 S6 E1 S6 E16 N3 U3 R3 E1\$ W1 D3 L3 S3 W16 N6 W14 S41 E4 FOP=[YR=2018] S6 E36 FGR=[YR=2018] S28 E24 N30 W14 N4 W10 S6\$ N6 W36\$ E46 S4 E14 N45\$.									