

LOT 24
IN OR 2154/1059
ESMT OR 1043/607

SENGER JOSPEH M & DEBRA
96178 HIGH POINTE DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-509H-0024-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 2																																					
Exterior Wall	03	BELOW AVG. 100	0500	01	2,943	100.0912	158.14	465,406	2018	2018	0	0	0	7.25	92.75	4																																					
Roof Structure	03	GABLE/HIP 100	1 SFR CUST - 100% - 2019												Heated Area: 2515												HX Base Yr 2019																										
Roof Cover	03	COMP SHNGL 100																																																			
Interior Wall	05	DRYWALL 100																																																			
Interior Floor	11	CLAY TILE 60																																																			
Interior Floor	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	2,515	100	2018	2,515	368,887																																																
FGR	550	55	2018	302	44,296																																																
FOP	52	30	2018	16	2,347																																																
FSP	239	40	2018	96	14,080																																																
FST	15	55	2018	8	1,173																																																
PTO	66	5	2018	3	440																																																
PTO	66	5	2018	3	440																																																
TOTALS			3,503		2,943	431,664																																															
EXTRA FEATURES						96178 HIGH POINTE DR, FERNANDINA BEACH												BLD DATE XF DATE INC DATE												LGL DATE LAND DATE AG DATE												04/03/2024 MLU											
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	0810	CONCRETE A	0	100	49	3	147.00	SF	6.50	6.50	100	2018	2018	3	97	927																																					
2	0812	CONCRETE C	0	100	0	0	2,191.00	SF	4.00	4.00	100	2018	2018	3	97	8,501																																					
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960																																					

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