

LOT 26
ESMT PT OR 1028/831
HIGH POINTE PB 6/273

WAYNE BRUCE/
96168 HIGH POINTE DR
FERNANDINA BEACH, FL 32034

2025

46-3N-28-509H-0026-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

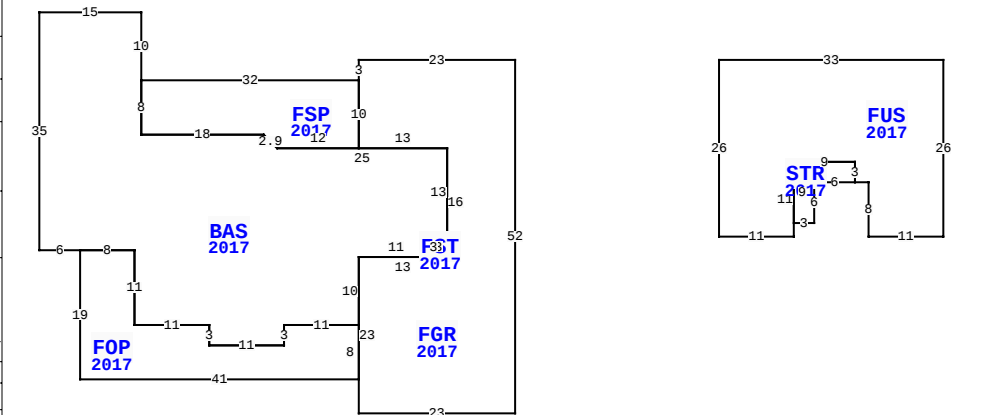
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
NEIGHBORHOOD/LOC	4022.00	04

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,641	100	2017	1,641	299,826
FGR	988	55	2017	543	99,211
FOP	383	30	2017	115	21,011
FSP	282	40	2017	113	20,646
FST	6	55	2017	3	548
FUS	743	100	2017	743	135,752
STR	45	10	2017	4	730
TOTALS	4,088			3,162	577,726

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	185.00	SF	6.50
3	0811	CONCRETE B	0	100	0	0	2,840.00	SF	5.20

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0500	01	3,162	119.2136	188.36	595,594	2017	2017	0	0	0	3.00	97.00
1 SFR CUST - 100% - 2018												
Heated Area: 2384												
HX Base Yr 2018												



NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					577,726				
TOTAL MARKET OB/XF VALUE					18,726				
TOTAL LAND VALUE - MARKET					149,500				
TOTAL MARKET VALUE					745,952				
SOH/AGL Deduction					364,100				
ASSESSED VALUE					381,852				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					331,130				
TOTAL JUST VALUE					745,952				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					719,714				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1703423	CO ISSUED	0	11/21/2017
B1703423	NEW CONSTR	320,124	04/19/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
9999/9999	6/17/2016	CN	Q	V	02	45,000	
GRANTOR: MASON DAMON							
GRANTEE: WAYNE BRUCE							
1062/1543	6/14/2002	WD	Q	V		182,400	
GRANTOR: ALLISON LANDS INC							
GRANTEE: MASON DAMON							

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=2017] W23 S3 FSP=[YR=2017] W32 BAS=[YR=2017] N10 W15 S35 E6 FOP=[YR=2017] S19 E41 N8 W11 S3 W11 N3 W11 N11 W8\$ E8 S11 E11 S3 E11 N3 E11 N10 E11 FST=[YR=2017] E2 N3 W2 S3\$ N3 E2 N13 W25 U2 L2 W18 N8\$ S8 E18 D2 R2 E12 N10\$ S10 E13 S16 W13 S23 E23 N52\$ PTR= E30 FUS=[YR=2017] E33 S26 W11 N8 W2 STR=[YR=2017] W6 S6 W3 N9 E9 S3\$ N3 W9 S11 W11 N26\$ W30\$.									

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									
18,726									
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