

LOT 28
ESMT PT OR 1028/831
HIGH POINTE PB 6/273

VOJDANI SHAHRIAR & KACEE DEE L/E/
96100 HIGH POINTE DRIVE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-509H-0028-0000



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 1									
Exterior Wall	31	HARDIE BRD 100								0500	01	3,468	115.8740	183.08	634,921	2021	2021	0	0	0	1.00	99.00	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100								1 SFR CUST - 100% - 2022										Heated Area: 2901										STANDARD		
Roof Cover	03	COMP SHNGL 100																		HX Base Yr 2022										Tax Group: 4		
Interior Wall	05	DRYWALL 100																												Tax Dist:		
Interior Floo	11	CLAY TILE 50																												BUILDING MARKET VALUE		
Interior Floo	14	CARPET 50																												TOTAL MARKET OB/XF VALUE		
Air Condition	03	CENTRAL 100																												TOTAL LAND VALUE - MARKET		
Heating Type	04	AIR DUCTED 100																												TOTAL MARKET VALUE		
Bedrooms		4 100																												SOH/AGL Deduction		
Bathrooms		3 100																												ASSESSED VALUE		
Frame	02	WOOD FRAME 100																												TOTAL EXEMPTION VALUE		
Stories	1.	1. 100																												BASE TAXABLE VALUE		
Units	0	0 100																												TOTAL JUST VALUE		
Occupancy	00	NONE 100																												NCON VALUE		
																														INCOME VALUE		
																														PREVIOUS YEAR MKT VALUE		