

LOT 3
IN OR 2012/845
HIGH POINTE PB 6/273

TSANGARAKIS PLATON &/TOMBROFF MARIA
96075 HIGH POINTE DR
FERNANDIAN BEACH, FL 32034

2026

46-3N-28-509H-0003-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY													
CONSTRUCTION						VALUATION SUMMARY														PAGE 1 of 1													
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																		
Exterior Wall	20	FACE BRICK 80	0500	01	4,206	104.9664	174.24	732,853	2007	2007	0	0	0	12.50	87.50																		
Exterior Wall	30	VINYL 20	1 SFR CUST 100% - 2016														Heated Area: 3586																
Roof Structure	08	IRREGULAR 100															HX Base Yr 2016																
Roof Cover	03	COMP SHNGL 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floo	14	CARPET 60																															
Interior Floo	11	CLAY TILE 40																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		5 100																															
Bathrooms		3.5 100																															
Frame	02	WOOD FRAME 100																															
Stories	1.5	1.5 100																															
Units		0 100																															
Occupancy	00	NONE 100																															
Quality			04	Quality Level 04																													
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	2,878	100	2007	2,878	438,780																												
FGR	905	55	2007	498	75,926																												
FOP	70	30	2007	21	3,202																												
FSP	252	40	2007	101	15,398																												
FUS	708	100	2007	708	107,942																												
TOTALS			4,813		4,206	641,246																											
EXTRA FEATURES						96075 HIGH POINTE DR, FERNANDINA BEACH																											
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																		
2	0860	POOL/SPA	0 100	30 0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500																			
3	0911	SCRN RM A	0 100	0 0	493.00	SF	18.00	18.00	100	2007	2007	3	24	2,130																			
6	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115																			
TOTAL OB/XF 47,745																																	
LAND DESCRIPTION																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	135,000.00	135,000.00	135,000																
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS																																	