

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	VALUATION SUMMARY																		
Exterior Wall		10	ABOVE AVG 100		0500	11	6,964	151.1640	250.93	1,747,477	2002	2002	0	0	0	11.00	89.00	VALUATION BY					STANDARD													
Roof Structure		08	IRREGULAR 100		1 SFR CUST 100% - 2018 Heated Area: 6088 HX Base Yr 2018													Tax Group: 4					Tax Dist:													
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE					1,555,255													
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					145,969													
Interior Floor		11	CLAY TILE 50															TOTAL LAND VALUE - MARKET					420,000													
Interior Floor		12	HARDWOOD 50															TOTAL MARKET VALUE					2,121,224													
Air Condition		03	CENTRAL 100															SOH/AGL Deduction					698,877													
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE					1,422,347													
Bedrooms			5 100															TOTAL EXEMPTION VALUE					HX HB 51,411													
Bathrooms			5 100															BASE TAXABLE VALUE					1,370,936													
Frame		02	WOOD FRAME 100															TOTAL JUST VALUE					2,121,224													
Stories		2.	2. 100															NCON VALUE					0													
Units			0 100															INCOME VALUE																		
																		PREVIOUS YEAR MKT VALUE					2,057,735													
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	3,400	100	2002	3,400	759,314																															
FGR	959	55	2002	527	117,694																															
FOP	565	30	2002	170	37,966																															
FSP	447	40	2002	179	39,975																															
FUS	2,688	100	2002	2,688	600,305																															
TOTALS		8,059			6,964	555,255																														
EXTRA FEATURES		96335 HIGH POINTE DR, FERNANDINA BEACH															BLD DATE		10/07/2013		KK		LGL DATE				04/22/2026		MLU							
																	KF DATE						LAND DATE													
																	INC DATE						AG DATE													
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	0	0	1.00	UT	50,000.00	50,000.00	100	2002	2002	04	85	42,500																				
3	0920	CWALL-WD/M		0 100	0	0	652.00	LF	390.00	390.00	100	2002	2002	3	20	50,856																				
7	0600	SUMMER KIT		0 100	0	0	1.00	UT	125,000.00	125,000.00	100	2002	2002	3	20	25,000																				
8	0144	BAR TOP E		0 100	0	0	10.00	LF	450.00	450.00	100	2002	2002	3	20	900																				
9	0911	SCRN RM A		0 100	0	0	1,929.00	SF	18.00	18.00	100	2015	2015	3	60	20,833																				
10	0500	FP-PRE FAB		0 100	0	0	2.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	5,880																				
LAND DESCRIPTION																	TOTAL OB/XF 145,969																			
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER AD																	