

LOT 13
IN OR 2205/1839
HIGH POINTE PB 6/273

LOGSDON JACOB THOMAS & HEIDI M
96347 HIGH POINTE DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-509H-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	13	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4022.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100	2019	1,953	343,818
FGR	720	55	2019	396	69,714
FOP	350	30	2019	105	18,485
FSP	240	40	2019	96	16,901
FUS	1,357	100	2019	1,357	238,895
PTO	512	5	2019	26	4,578
STR	18	10	2019	2	352
STR	70	10	2019	7	1,232

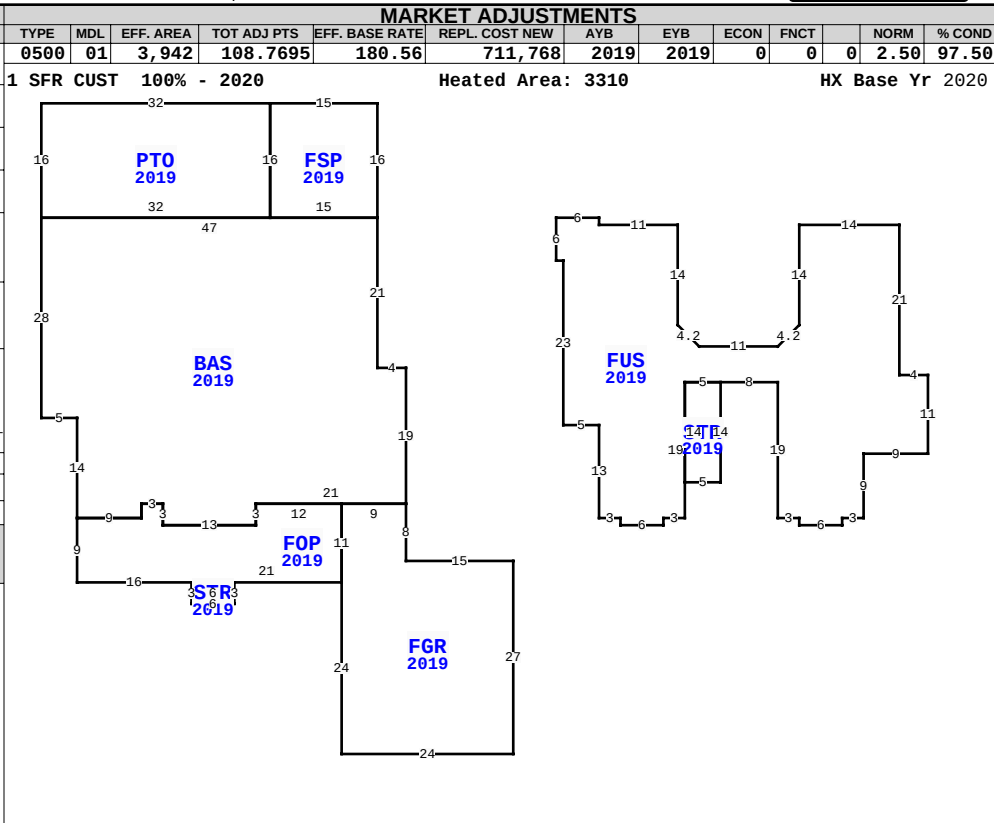
TOTALS	5,220			3,942	693,974
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EXTRA FEATURES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	98	1,960	
3	0911	SCRN RM A	0	100	0	0	957.00	SF	18.00	18.00	100	2019	2019	3	78	13,436	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	

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	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
INC DATE		AG DATE	MLU

96347 HIGH POINTE DR, FERNANDINA BEACH																
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TOTAL OB/XF 62,896

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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		693,974
TOTAL MARKET OB/XF VALUE		62,896
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		1,156,870
SOH/AGL Deduction		396,926
ASSESSED VALUE		759,944
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		703,533
TOTAL JUST VALUE		1,156,870
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,166,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006764	POOL ENCL	10,000	06/25/2019
C1808931	CO ISSUED	0	06/20/2019
19006582	SWIM POOL	50,000	06/20/2019
B1808931	NEW CONSTR	443,204	08/30/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2205/1839	6/25/2018	WD	Q	V	01	306,500

GRANTOR: CARVER JANET A

GRANTEE: LOGSDON JACOB THOMA

1036/1399 2/11/2002 WD Q V 280,000

GRANTOR: ALLISON LANDS INC

GRANTEE: CARVER JANET A

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2019] N16 W15 PTO=[YR=2019] W32 S16 BAS=[YR=2019] S28 E5 S14 FOP=[YR=2019] S9 E16 STR=[YR=2019] S3 E6 N3 W6\$ E21 FGR=[YR=2019] S24 E24 N27 W15 N8 W9 S11\$ N11 W12 S3 W13 N3 W3 S2 W9\$ E9 N2 E3 S3 E13 N3 E21 N19 W4 N21 W47\$ E32 N16\$ S16 E15\$ PTR= E25 FUS=[YR=2019] E6 S1 E11 S14 D3 R3 E11 U3 R3 N14 E14 S21 E4 S11 W9 S9 W3 S1 W6 N1 W3 N19 W8 STR=[YR=2019] S14 W5 N14 E5\$ W5 S19 W3 S1 W6 N1 W3 N13 W5 N23 W1 N6\$ W25\$.