

LOT 21
IN OR 1737/219
ESMT PT OR 1028/831

SPOONER RICHARD BRENT REVOC TRUST/SPOONER RICHARD
96270 HIGH POINTE DRIVE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-509H-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 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	3,436	100	2005	3,436	537,892
FGR	994	55	2005	547	85,631
FOP	76	30	2005	23	3,601
FOP	302	30	2005	91	14,246
TOTALS	4,808			4,097	641,369

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
3	0911	SCRN RM A	0	100	0	0	777.00	SF	18.00
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,097	104.7816	173.94	712,632	2005	2005	0	0	0	10.00
1 SFR CUST 100% - 2010 Heated Area: 3436 HX Base Yr 2010											
96270 HIGH POINTE DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/22/2026 MLU											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD
VALUATION BY		Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		641,369	
TOTAL MARKET OB/XF VALUE		62,530	
TOTAL LAND VALUE - MARKET		135,000	
TOTAL MARKET VALUE		838,899	
SOH/AGL Deduction		430,448	
ASSESSED VALUE		408,451	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		357,040	
TOTAL JUST VALUE		838,899	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		813,263	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633523	SCRN ROOM	33,860	12/01/2016
B14848	ADDITION	7,900	03/01/2005
B12974	NEW CONSTR	0	01/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1737/0219	4/26/2011	WD	U	I	30
GRANTOR: SPOONER RICHARD BRENT					
GRANTEE: SPOONER RICHARD B T					
1627/1496	6/29/2009	WD	Q	I	01
GRANTOR: VANLENNP HECTOR & RA					
GRANTEE: SPOONER RICHARD BRE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] L4 U4 W8 D4 L4 FOP=[YR=2005] W21 S10 E4 D2 R2 S4 E15 N16\$ S16 W15 N4 L2 U2 W4 N32 W30 S63 E5 FGR=[YR=2005] S34 E13 S2 E13 N42 W12 S3 W4 S3 W10\$ E10 N3 E4 N3 E12 S12 E10 FOP=[YR=2005] S8 E11 N2 W2 N6 W9\$ E9 S6 E4 S1 D4 R4 E5 U4 R4 N54\$.									

LAND DESCRIPTION										TOTAL OB/XF 62,530									
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
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		