

LOT 23
ESMT PT OR 1028/831
HIGH POINTE PB 6/273

KERZHNER EDUARD/SMITH ALANA NICOLE
96194 HIGH POINTE DRIVE
FERNANDINA BEACH, FL 32034

2026

46-3N-28-509H-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

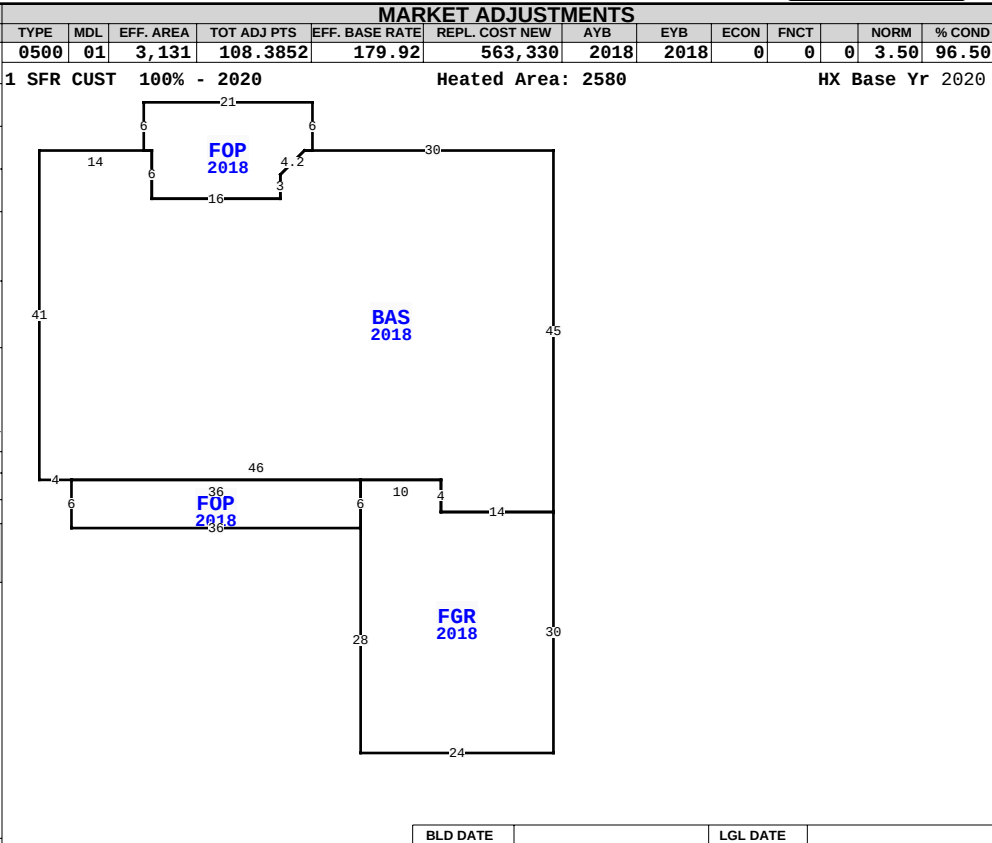
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4022.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,580	100	2018	2,580	447,947
FGR	760	55	2018	418	72,575
FOP	216	30	2018	65	11,286
FOP	227	30	2018	68	11,807
TOTALS	3,783			3,131	543,613

EXTRA FEATURES		
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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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	
3	0911	SCRN RM A	0	100	0	0	2,389.00	SF	18.00	18.00	100	2022	2022	3	90	38,702	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2022	3	90	4,500	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	



96194 HIGH POINTE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	04/22/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	95,182
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NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										543,613		
TOTAL MARKET OB/XF VALUE										95,182		
TOTAL LAND VALUE - MARKET										133,000		
TOTAL MARKET VALUE										773,795		
SOH/AGL Deduction										195,916		
ASSESSED VALUE										577,879		
TOTAL EXEMPTION VALUE										HX HB 51,411		
BASE TAXABLE VALUE										526,468		
TOTAL JUST VALUE										773,795		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										782,724		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002595	SCRN ENCL	12,360	02/15/2022
B2115950	FIREPIT & SUMMER	20,000	11/17/2021
B2115610	SWIM POOL	114,059	11/10/2021
B1800642	CO ISSUED	0	12/31/2018
B1800642	NEW CONSTR	347,309	01/19/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2265/0384	3/27/2019	WD	Q	I	01	489,000	
GRANTOR: LEVINE LEONARD A & MI							
GRANTEE: KERZHNER EDUARD & A							
2247/1987	1/04/2019	WD	Q	I	02	481,500	
GRANTOR: JOHNSON JEAN M & KENN							
GRANTEE: LEVINE LEONARD A &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W30 FOP=[YR=2018] N6 W21 S6 E1 S6 E16 N3 U3 R3 E1\$ W1 D3 L3 S3 W16 N6 W14 S41 E4 FOP=[YR=2018] S6 E36 FGR=[YR=2018] S28 E24 N30 W14 N4 W10 S6\$ N6 W36\$ E46 S4 E14 N45\$.									