

LOT 24
IN OR 2154/1059
ESMT OR 1043/607

SENGER JOSPEH M & DEBRA
96178 HIGH POINTE DR
FERNANDINA BEACH, FL 32034

2026

46-3N-28-509H-0024-0000



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	PAGE 1 of 2 4																										
Exterior Wall	03	BELOW AVG. 100	0500	01	2,943	95.5416	158.60	466,760	2018	2018	0	0	0	8.25	91.75	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SFR CUST 100% - 2019													Heated Area: 2515													HX Base Yr 2019												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	11	CLAY TILE 60																																							
Interior Floo	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	2,515	100	2018	2,515	365,971																																				
FGR	550	55	2018	302	43,945																																				
FOP	52	30	2018	16	2,329																																				
FSP	239	40	2018	96	13,970																																				
FST	15	55	2018	8	1,164																																				
PTO	66	5	2018	3	437																																				
PTO	66	5	2018	3	437																																				
TOTALS		3,503		2,943	428,252																																				
EXTRA FEATURES						96178 HIGH POINTE DR, FERNANDINA BEACH												BLD DATE 04/22/2026 MLU																							
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																										
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	97	1,940																									
LAND DESCRIPTION																		TOTAL OB/XF 1,940																							
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																																									

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