

WILLIAMS TIFFANY H & CHRISTOPHER L
96026 HIGH POINTE DR
FERNANDINA BEACH, FL 32034

46-3N-28-509H-0031-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

3108

HARDIE BRD 100
IRREGULAR 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 90

Interior Wall

08

DECORATIVE 10

Interior Floo

11

CLAY TILE 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2.5 100

Frame

02

WOOD FRAME 100

Stories

1.

Units

1. 100
0 100

Quality

04

DOR CODE

0100

MAP NUM

MKT AREA

NEIGHBORHOOD/LOC

4022.00

TOTALS

3,179

2,750

554,081

CONSTRUCTION

04

Quality Level 04

SINGLE FAMILY

MKT AREA

04

4022.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,395

100

2019

2,395

482,554

FGR

524

55

2019

288

58,027

FOP

206

30

2019

62

12,492

STP

54

10

2019

5

1,007

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

050001

2,750

124.4880

206.65

568,288

2019

2019

0

0

2.50

97.50

1 SFR CUST

100%

- 2022

Heated Area: 2395

HX Base Yr 2022

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/22/2026

MLU

EXTRA FEATURES

96026 HIGH POINTE DR, FERNANDINA BEACH

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

0500

FP-PRE FAB

0 100

0 0

1.00

UT

3,500.00

3,500.00

100

2019

2019

3

98

3,430

4

0860

POOL/SPA

0 100

30 0

1.00

UT

50,000.00

50,000.00

100

2025

2024

04

100

50,000

5

0912

SCRN RM G

0 100

0 0

1,384.00

SF

21.00

21.00

100

2025

2024

97

28,192

LAND DESCRIPTION

TOTAL OB/XF

81,622

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 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

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

554,081

TOTAL MARKET OB/XF VALUE

81,622

TOTAL LAND VALUE - MARKET

135,000

TOTAL MARKET VALUE

770,703

SOH/AGL Deduction

70,255

ASSESSED VALUE

700,448

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

649,037

TOTAL JUST VALUE

770,703

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

936,356

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / I

V / I

RSN CD

SALE PRICE

2450/1409

4/07/2021

WD Q

I

01

630,000

GRANTOR: SKIPPER CONSTRUCTION

GRANTEE: WILLIAMS TIFFANY H

2154/0199

10/26/2017

WD Q

V

02

65,000

GRANTOR: ALLISON LANDS INC

GRANTEE: SKIPPER CONSTRUCTIO

BUILDING NOTES

BAS=[YR=2019;ORIG=0,0] W26 N5 N11 W18 S16 W13 S6 W10 S21 E3 S1 E7 N1 E2 S9 E11 E1 N2 E12 N4 E7 S4 E8 N5 E4 S5 E6 N4 E6 N11 E2 N7 W2 N12 \$
FGR=[YR=2019;ORIG=-24,43] S11 E24 N24 W6 S4 W6 N5 W4 S5 W8 S9 \$
FOP=[YR=2019;ORIG=-44,36] S7 E20 N13 W7 S4 W12 S2 W1 \$
STP=[YR=2019;ORIG=-26,-16] N3 W18 S3 E18 \$
.