LOT 6
IN OR 613/483
LANCEFORD CREEK PLANTATION

HOPKINS CHERYL E
96157 HEATH POINT LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5100-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

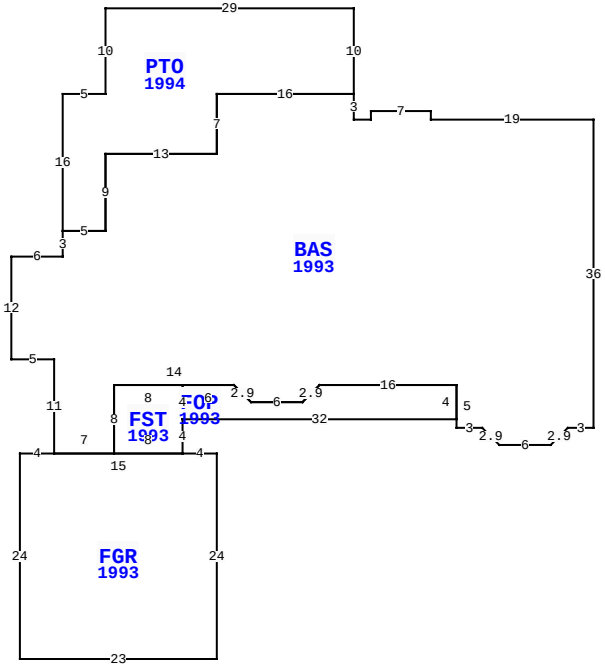
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,103	100	2,103	284,213
FGR	552	55	304	41,084
FOP	112	30	34	4,595
FST	64	55	35	4,730
PTO	461	5	23	3,109
TOTALS	3,292		2,499	337,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,499	106.5600	151.85	379,473	1991	2000	0	0	0	11.00	89.00

1 SFR CUST - 100% - 1992 Heated Area: 2103 HX Base Yr 1992



96157 HEATH POINT LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		337,731
TOTAL MARKET OB/XF VALUE		11,193
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		673,924
SOH/AGL Deduction		472,825
ASSESSED VALUE		201,099
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		146,099
TOTAL JUST VALUE		673,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		580,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20375	PTO SLAB	10,000	08/01/2007
7549	TEMP POLE	3,800	07/12/1991
7358	NEW CONSTR	90,821	06/28/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0613/0483	12/03/1990	WD	Q	V		40,000
GRANTOR: SMITH A & COLLIER J						
GRANTEE: HOPKINS TODD & CHER						
0584/0539	11/22/1989	WD	Q	V		35,000
GRANTOR: KITCHENS HILTON L						
GRANTEE: SMITH A & COLLIER J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 N1 W7 S1 W2 N3 PTO=[YR=1994] N10 W29 S10 W5 S16 E5 N9 E13 N7 E16 $ W16 S7 W13 S9 W5 S3 W6 S12 E5 S11 FGR=[YR=1993] W4 S24 E23 N24 W4 FST=[YR=1993] N4 FOP=[YR=1993] E32 N4 W16 L2 D2 W6 U2 L2 W6 S4$ N4 W8 S8 E8$ W15$ E7 N8 E14 R2 D2 E6 U2 R2 E16 S5 E3 R2 D2 E6 U2 R2 E3 N36$.

EXTRA FEATURES

LN	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	1991	1991	3	72	2,520	
2	0811	CONCRETE B	0	100	0	0	1,418.00	SF	5.20	5.20	100	1991	1991	3	64	4,719	
6	0830	FLAGSTONE	0	100	0	0	402.00	SF	12.00	12.00	100	1996	1996	3	73	3,522	
8	1076	TRELLIS A	0	100	10	12	120.00	SF	7.50	7.50	100	2006	2006	3	48	432	

LAND DESCRIPTION

TOTAL OB/XF 11,193

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 01/13/2020 BY TWA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 08/02/2023 BY SYS