

LOT 7
IN OR 685/436
LANCEFORD CREEK PLANTATION

LOPIANO MICHAEL R JR & SUE H
96189 HEATH POINT LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5100-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	2,296	100	2,296	325,225
FGR	788	55	433	61,333
FOP	420	30	126	17,847
FUS	1,066	100	1,066	150,998
UOP	84	20	17	2,408

TOTALS	4,654		3,938	557,812
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0861	POOL GUNIT	0	100	16	30	480.00	SF	85.00
4	0812	CONCRETE C	0	100	0	0	2,974.00	SF	4.00
5	0825	BRICK	0	100	0	0	684.00	SF	12.50
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00
7	0845	KOOL DECK	0	100	0	0	939.00	SF	7.25
8	0911	SCRN RM A	0	100	0	0	1,176.00	SF	17.50
9	0300	BOAT DCK W	0	100	0	0	1,035.00	SF	40.00
10	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000130	C	SFR WATER	100		RS-1	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,938	111.3750	158.71	625,000	1994	2000	0	0	10.75	89.25
1 SFR CUST - 100% - 1995											
Heated Area: 3362											
HX Base Yr 1995											

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

96189 HEATH POINT LN, FERNANDINA BEACH											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	100
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
3	0861	POOL GUNIT	0	100	16	30	480.00	SF	85.00	85.00	100
4	0812	CONCRETE C	0	100	0	0	2,974.00	SF	4.00	4.00	100
5	0825	BRICK	0	100	0	0	684.00	SF	12.50	12.50	100
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100
7	0845	KOOL DECK	0	100	0	0	939.00	SF	7.25	7.25	100
8	0911	SCRN RM A	0	100	0	0	1,176.00	SF	17.50	17.50	100
9	0300	BOAT DCK W	0	100	0	0	1,035.00	SF	40.00	40.00	100
10	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100

TOTAL OB/XF											
49,502											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000130	C	SFR WATER	100		RS-1	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
STANDARD											
VALUATION BY										Tax Group: 4	
BUILDING MARKET VALUE										Tax Dist:	
TOTAL MARKET OB/XF VALUE										679,733	
TOTAL LAND VALUE - MARKET										77,764	
TOTAL MARKET VALUE										325,000	
SOH/AGL Deduction										1,082,437	
ASSESSED VALUE										541,290	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										HX HB	
TOTAL JUST VALUE										491,147	
NCON VALUE										1,082,437	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										894,967	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1316917	NEW CONSTR	0	10/01/2013
M17485	H/AC	0	08/01/2012
B01476	XFOB	5,350	12/01/1994
B01274	SWIM POOL	15,700	08/01/1994
B01012	NEW CONSTR	255,445	05/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0685/0436	7/21/1993	WD	Q	V		45,000	
GRANTOR: OELHAFEN ARTHUR & C							
GRANTEE: LOPIANO MICHAEL JR							
0584/0363	11/21/1989	WD	Q	V		40,000	
GRANTOR: KITCHENS HILTON L							
GRANTEE: OELHAFEN ARTHUR W							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1994] W16 N6 W21 S6 W21 N6 W6 S10 W14 S10 W4S6									
FGR=[YR=1994] S32 E7 S2 E10 N2 E7 N32 W24\$ E24 S11 E6 S9 E12									
N2 FOP=[YR=1994] E40 N24 W4 S12 W2 S6 W18 N6 W16 S12\$ N12									
E16 S6 E18N6 E2 N12 E4 N14\$ PTR=E15 UOP=[YR=1994] E21									
FUS=[YR=1994] E11 S4 E10S13 W10 S13 W16 S6 W10 N6 W6 N26 E21									
N4\$ S4 W21 N4\$ W15\$.									

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BUILDING CHARACTERISTICS									
ELEMENT	CD	CONSTRUCTION							
Exterior Wall	10	ABOVE AVG 100							
Roof Structur	03	GABLE/HIP 100							
Roof Cover	03	COMP SHNGL 100							
Interior Wall	05	DRYWALL 100							
Interior Floo	14	CARPET 70							
Interior Floo	11	CLAY TILE 30							
Air Condition	03	CENTRAL 100							
Heating Type	04	AIR DUCTED 100							
Bedrooms		1 100							
Bathrooms		2 100							
Frame	02	WOOD FRAME 100							
Stories	2.	2. 100							
Units		0 100							
Quality		06 Quality Level 06							
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	68	100	68				5,469		
BAS	408	100	408				32,813		
FGR	600	55	330				26,539		
FOP	114	30	34				2,735		
FUS	645	100	645				51,873		
STR	76	10	8				644		
UOP	114	20	23				1,850		
TOTALS		2,025	1,516				121,921		