LOT 8
IN OR 1924/924
LANCEFORD CREEK PLANTATION

WEBBER KEVIN & LISA
96227 HEATH POINT LN
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5100-0008-0000

BUILDING CHARACTERISTICS

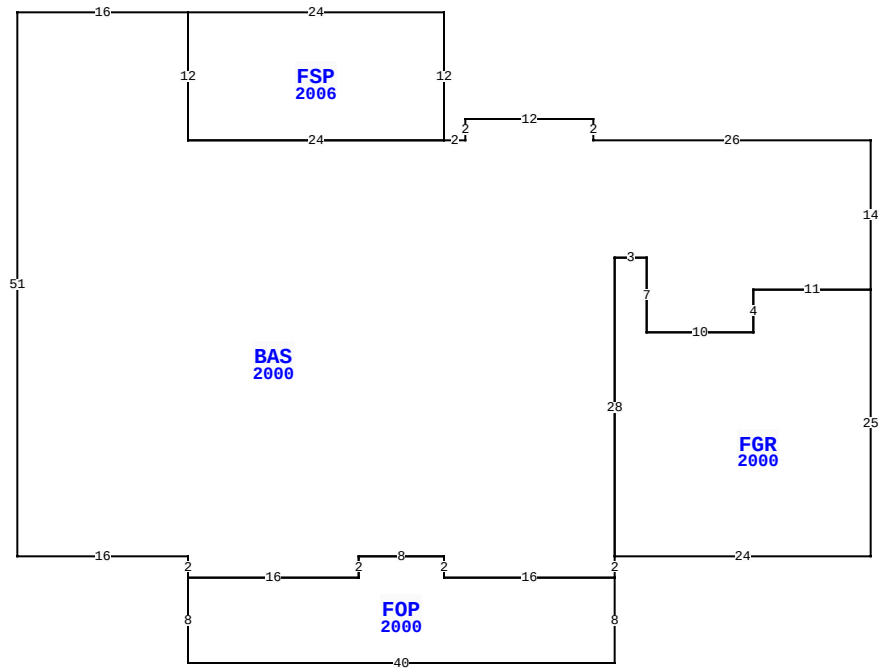
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	4080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,831	100	2,831	397,595
FGR	569	55	313	43,958
FOP	336	30	101	14,184
FSP	288	40	115	16,151
TOTALS	4,024		3,360	471,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,360	107.7090	153.49	515,726	2000	2004	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2016 Heated Area: 2831 HX Base Yr 2016



96227 HEATH POINT LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		471,889
TOTAL MARKET OB/XF VALUE		86,788
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		883,677
SOH/AGL Deduction		286,638
ASSESSED VALUE		597,039
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		547,039
TOTAL JUST VALUE		883,677
NCON VALUE		33,006
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		703,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005764	NEW CONSTR	185,217	04/13/2022
B2106730	REMODEL BATHROOM	25,000	05/24/2021
006874	NEW CONSTR	295,000	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1924/0924	6/23/2014	WD	Q	I	01	655,000
GRANTOR: BELL NANCY E						
GRANTEE: WEBBER KEVIN & LISA						
1649/0020	11/12/2009	WD	Q	I	01	692,500
GRANTOR: PURDUE NORMAN A & SUZ						
GRANTEE: BELL NANCY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W26 N2 W12 S2 W2 FSP=[YR=2006] N12 W24 S12 E24$ W24 N12 W16 S51 E16 S2 FOP=[YR=2000] S8 E40 N8 W16 N2 W8 S2 W16$ E16 N2 E8 S2 E16 N2 FGR=[YR=2000] E24 N25 W11 S4 W10 N7 W3 S28$ N28 E3 S7 E10 N4 E11 N14$.

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	0300	BOAT DCK W	0	100	122	6	948.00	SF	40.00	40.00	100	1998	1998	3	27	10,238	
2	0350	CARPORT WD	0	100	12	20	240.00	SF	13.00	13.00	100	1997	1997	3	20	624	
4	0920	CWALL-WD/M	0	100	0	0	140.00	LF	390.00	390.00	100	2000	2000	3	20	10,920	
5	0825	BRICK	0	100	10	6	60.00	SF	12.50	12.50	100	2000	2000	3	94	705	
6	0855	CONC PAVER	0	100	0	0	3,795.00	SF	10.00	10.00	100	2022	2022	3	100	37,950	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	85	1,700	
8	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2000	2000	3	20	300	
9	0855	CONC PAVER	0	100	0	0	1,300.00	SF	10.00	10.00	100	2000	2000	3	80	10,400	
10	0462	ST/AL FNC	0	100	0	0	1,550.00	SF	10.00	10.00	100	2010	2010	3	64	9,920	
11	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2008	2008	3	40	128	

TOTAL OB/XF 82,885

LAND DESCRIPTION

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	0006	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 04/20/2023 BY DJ Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 08/02/2023 BY SYS

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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
12	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2010	2010	3	64	3,328	
13	0310	AL GANG WY	0	100	0	0	10.00	LF	115.00	115.00	100	2010	2010	3	50	575	

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 3,903

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

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