

LOT 11
IN OR 1137/1432 & OR 1937/356
LANCEFORD CREEK PLANTATION

MCAD00 NANCY M TRUST/MCAD00 NANCY M TRUSTEE
96290 HEATH POINT LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5100-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	23	REINF CONC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Units		0 100

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
BAL	72	15	11	1,899
BAL	118	15	18	3,108
BAL	592	15	89	15,369
BAS	1,918	100	1,918	331,205
FCP	495	25	124	21,412
FCP	600	25	150	25,902
FOP	72	30	22	3,799
FOP	118	30	35	6,044
FOP	120	30	36	6,216
FSP	163	40	65	11,224
TOTALS	7,344		4,536	783,287

** This building has 19 Sub-Areas

96290 HEATH POINT LN, 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	0300	BOAT DCK W	0	100	100	6	600.00	SF	40.00	40.00	100	2007	2007	3	52	12,480	
2	0350	CARPORT WD	0	100	14	16	224.00	SF	13.00	13.00	100	2007	2007	3	35	1,019	
3	0303	FLT DOCK W	0	100	22	12	264.00	SF	26.00	26.00	100	2007	2007	3	52	3,569	
4	0311	WD GANG WY	0	100	0	0	20.00	SF	45.00	45.00	100	2007	2007	3	35	315	
5	0317	DCK PLNG W	0	100	0	0	4.00	UT	1,000.00	1,000.00	100	2007	2007	3	35	1,400	
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2007	2007	3	35	525	
7	0300	BOAT DCK W	0	100	14	16	224.00	SF	40.00	40.00	100	2007	2007	3	52	4,659	
8	0812	CONCRETE C	0	100	0	0	6,460.00	SF	4.00	4.00	100	2008	2008	3	90	23,256	
9	0409	ELEVATOR R	0	100	0	0	1.00	UT	13,260.00	13,260.00	100	2008	2008	3	100	13,260	
10	0920	CWALL-WD/M	0	100	0	0	550.00	LF	390.00	390.00	100	2019	2019	3	90	193,050	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000130	C

TOTAL OB/XF										253,533									
BLD DATE	01/21/2008	RK	LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE		ADJ UNIT PRICE	325,000.00	ADJ UNIT PRICE	520,000.00	LAND VALUE	520,000	OTHER ADJUSTMENTS AND NOTES

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	000130	C	SFR WATER	100		RS-1	0.00	0.00	1.00	LT		1.00	1.00	1.60	325,000.00	520,000.00	520,000							