

LOT 13
LANCEFORD CREEK PLANTATION
PB 5/110-111

BOWERS DAVID G JR L/E ET AL/KITSON-BOWERS LAURIE K
96264 HEATH POINT LANE
FERNANDINA BEACH, FL 32034-6190

2023

46-3N-28-5100-0013-0000



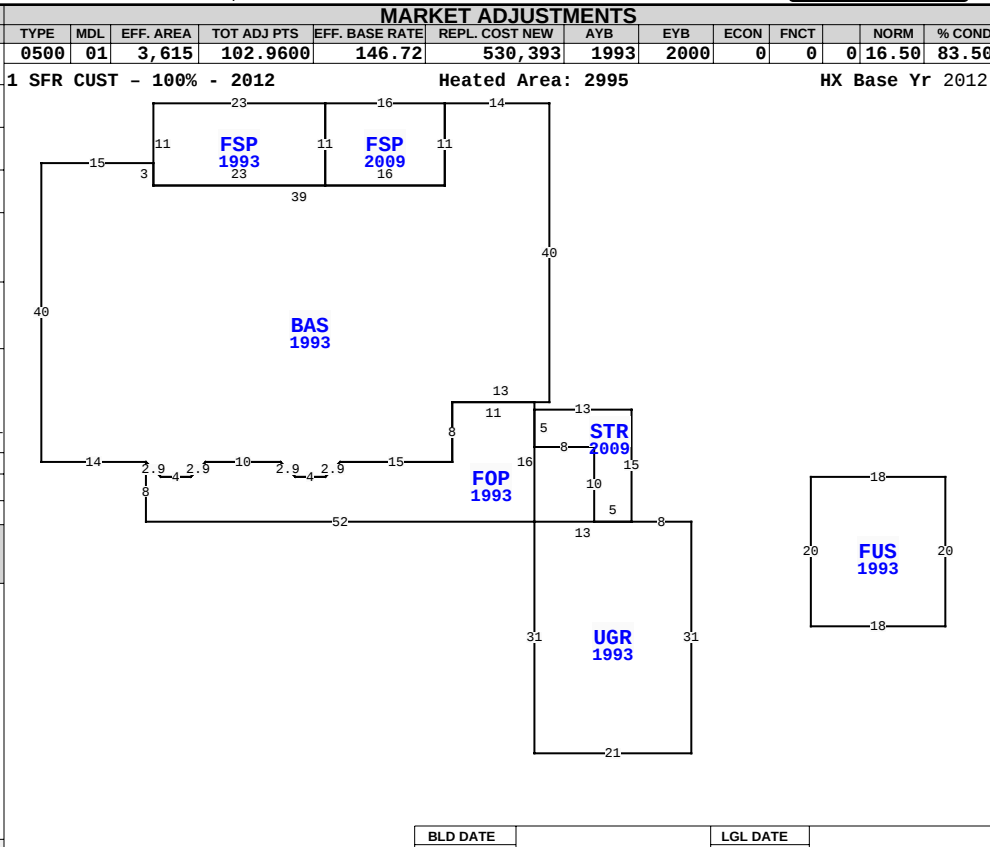
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	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	2,635	100	2,635	322,817
FOP	480	30	144	17,642
FSP	253	40	101	12,374
FSP	176	40	70	8,575
FUS	360	100	360	44,104
STR	115	10	12	1,470
UGR	651	45	293	35,896
TOTALS	4,670		3,615	442,878

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,490.00	SF	4.00	4.00	
3	0300	BOAT DCK W	0	100	0	0	1,056.00	SF	40.00	40.00	
6	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	
7	0317	DCK PLNG W	0	100	0	0	3.00	UT	1,000.00	1,000.00	
8	0825	BRICK	0	100	0	0	765.00	SF	6.25	6.25	
9	0810	CONCRETE A	0	100	14	14	196.00	SF	6.50	6.50	
10	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	
11	0310	AL GANG WY	0	100	0	0	28.00	LF	115.00	115.00	
12	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	

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



TOTAL OB/XF											
30,684											

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		442, 878	
TOTAL MARKET OB/XF VALUE		85, 151	
TOTAL LAND VALUE - MARKET		325, 000	
TOTAL MARKET VALUE		853, 029	
SOH/AGL Deduction		268, 015	
ASSESSED VALUE		585, 014	
TOTAL EXEMPTION VALUE		HX HB	50, 000
BASE TAXABLE VALUE		535, 014	
TOTAL JUST VALUE		853, 029	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		683, 688	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B93-0282	NEW CONSTR	189,245	06/01/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2647/146	5/19/2023	QC U	I	11		100	
GRANTOR: BOWERS DAVID G JR							
GRANTEE: BOWERS CAMERON L							
1552/0639	2/25/2008	TD	Q	I		790,000	
GRANTOR: DUNN WILLIAM A SUCCES							
GRANTEE: BOWERS DAVID G JR &							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1993] W14 FSP=[YR=2009] W16 FSP=[YR=1993] W23 S11 E23 N11 \$ S11 E16 N11 \$ S11 W39 N3 W15 S40 E14 FOP=[YR=1993] S8 E52UGR=[YR=1993] S31 E21 N31 W8STR=[YR=2009] N15 W13 S5 E8 S10 E5 \$W13 \$ N16 W11 S8 W15 D2 L2 W4 U2 L2 W10 D2 L2 W4 U2 L2 \$ D2 R2 E4 U2 R2 E10 D2 R2 E4 U2 R2 E15 N8 E13 N40 \$ PTR= E35 S50 FUS=[YR=1993] E18 S20 W18 N20 \$ N50 W35 \$.											

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