

LOT 35
IN OR 1229/1369
LANCEFORD CREEK PLANTATION

SCARBOROUGH HARDY & SUSAN
96038 HEATH POINT LANE
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5100-0035-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	11 CLAY TILE 50
Interior Floo	13 LVT/LAMNT 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
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	2,686	100	2,686	396,294
FGR	675	55	371	54,737
FOP	184	30	55	8,114
FOP	385	30	116	17,115
TOTALS	3,930		3,228	476,260

EXTRA FEATURES	
L N	OB/XF CODE
1	0812 CONCRETE C
2	0500 FP-PRE FAB

LAND DESCRIPTION	
L N	USE CODE
1	000133 C

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,228	112.5390	160.37	517,674	2006	2006	0	0	8.00	92.00
1 SFR CUST - 100% - 2007 Heated Area: 2686 HX Base Yr 2007											
96038 HEATH POINT LN, FERNANDINA BEACH											

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NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	476,260
TOTAL MARKET OB/XF VALUE	9,739
TOTAL LAND VALUE - MARKET	155,250
TOTAL MARKET VALUE	641,249
SOH/AGL Deduction	268,391
ASSESSED VALUE	372,858
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	322,858
TOTAL JUST VALUE	641,249
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	489,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R08712	REPAIR/RRF	5,000	12/01/2005
M10734	MECH OTHER	0	12/01/2005
E16152	ELEC OTHER	3,500	11/01/2005
P10294	OTHER	3,500	11/01/2005
C16455	CO ISSUED	215,000	10/01/2005
B16455	NEW CONSTR	215,000	10/01/2005

SALES DATA	
OFF RECORD Number	DATE
1229/1369	5/11/2004
GRANTOR: WINCH KEVIN F	
GRANTEE: SCARBOROUGH HARDY &	
1031/0474	1/16/2002
GRANTOR: ONTOS PROPERTIES LLC	
GRANTEE: WINCH KEVIN F	

BUILDING NOTES	
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BUILDING DIMENSIONS	
FOP=[YR=2006]	W37 BAS=[YR=2006] W16 S17 W17 S31
FGR=[YR=2006]	S27 E25 N27 W25 \$ E35 FOP=[YR=2006] S8 E23 N8
W23 \$ E35 N41 W16 S6 W21 N13 \$ S13 E21 N6 E16 N7 \$.	