

LOT 36
LANCERFORD CREEK PLANTATION
PB 5/110-111

FLEEMAN WILLIAM JOHN III & JENNIFER ANDERSON
P O BOX 16465
FERNANDINA BEACH, FL 32034

2023

46-3N-28-5100-0036-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4080.00	

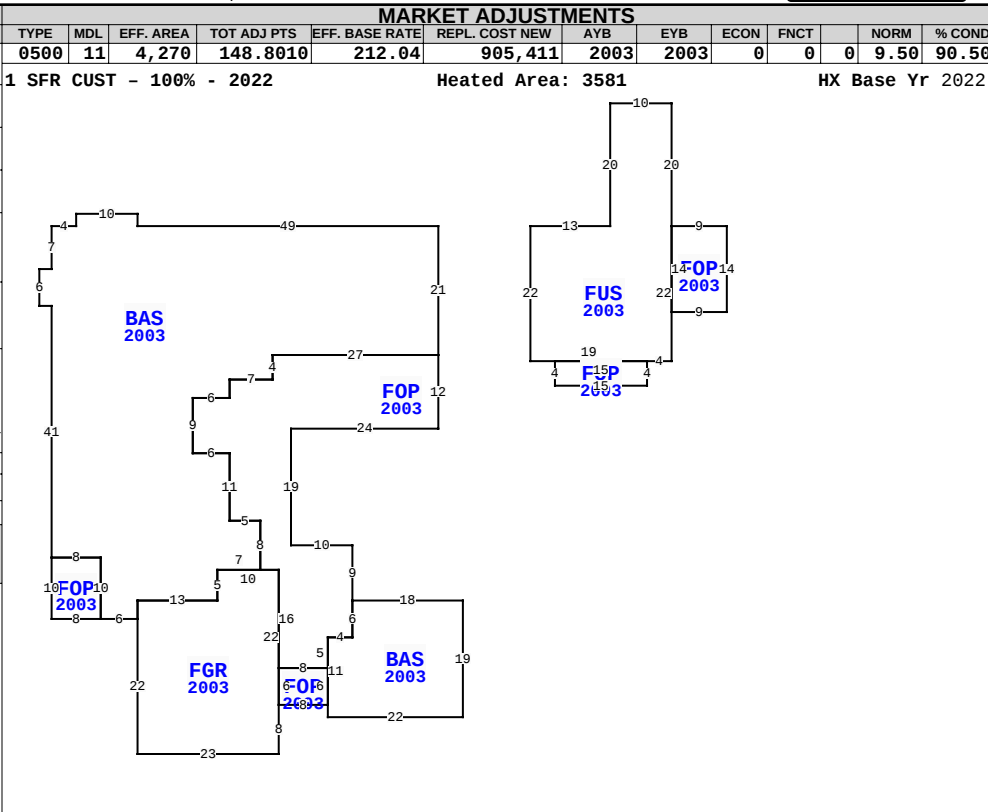
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	394	100	394	75,607
BAS	2,481	100	2,481	476,094
FGR	625	55	344	66,013
FOP	48	30	14	2,687
FOP	60	30	18	3,454
FOP	80	30	24	4,606
FOP	126	30	38	7,292
FOP	836	30	251	48,166
FUS	706	100	706	135,479

TOTALS	5,356		4,270	819,397
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
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	2,014.00	SF	4.00	4.00
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	15,000.00	15,000.00
4	0861	POOL GUNIT	0 100	0	0	384.00	SF	85.00	85.00
5	0877	JACUZZI	0 100	0	0	1.00	UT	3,000.00	3,000.00
6	0845	KOOL DECK	0 100	0	0	1,338.00	SF	7.25	7.25
7	1126	CB/STC 8"	0 100	0	0	995.00	SF	8.00	8.00
9	1076	TRELLIS A	0 100	11	8	88.00	SF	7.50	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100		RS-1	0.00	0.00	1.00

REVIEW DATE 02/13/2017 BY KW



96022 HEATH POINT LN, FERNANDINA BEACH	BLD DATE	LGL DATE	06/08/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
40,629									

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40,629									

Total Acres: 0.00 Total Land Value: 155,250 Market: 0 Agricultural: 0 Common: 155,250

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			819,397
TOTAL MARKET OB/XF VALUE			40,629
TOTAL LAND VALUE - MARKET			155,250
TOTAL MARKET VALUE			1,015,276
SOH/AGL Deduction			219,198
ASSESSED VALUE			796,078
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			746,078
TOTAL JUST VALUE			1,015,276
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			772,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17494	H/AC	0	08/01/2012
B0209791	CO ISSUED	0	04/08/2003
B0209791	NEW CONSTR	275,000	06/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2517/1853	11/29/2021	SW	U	I	11
GRANTOR: FLEEMAN WILLIAM J III					
GRANTEE: FLEEMAN WILLIAM J I					
2517/1851	11/29/2021	TD	U	V	11
GRANTOR: FLEEMAN-ANDERSON REV					
GRANTEE: FLEEMAN WILLIAM JOH					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2003] W49 N2 W10 S2 W4 S7 W2 S6 E2 S41 FOP=[YR=2003] S10 E8 N10 W8 \$ E8 S10 E6 FGR=[YR=2003] S22 E23 N8 FOP=[YR=2003] E8 BAS=[YR=2003] S2 E22 N19 W18 FOP=[YR=2003] N9 W10 N19 E24 N12 W27 S4 W7 S3 W6 S9 E6 S11 E5 S8 E3 S16 E8 N5 E4 N6 \$ S6 W4 S11 \$ N6 W8 S6 \$ N22 W10 S5 W13 S3 \$ N3 E13 N5 E7 N8 W5 N11 W6 N9 E6 N3 E7 N4 E27 N21\$ PTR= E15 FUS=[YR=2003] E13 N20 E10 S20 FOP=[YR=2003] E9 S14 W9 N14 \$ S22 W4 FOP=[YR=2003] S4 W15 N4 E15 \$ W19 N22 \$ W15 \$.					

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