LOT 5
IN OR 744 PG 730
LANCEFORD CREEK PLANTATION

DAVIS JUDY
96113 HEATH POINT LANE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5100-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

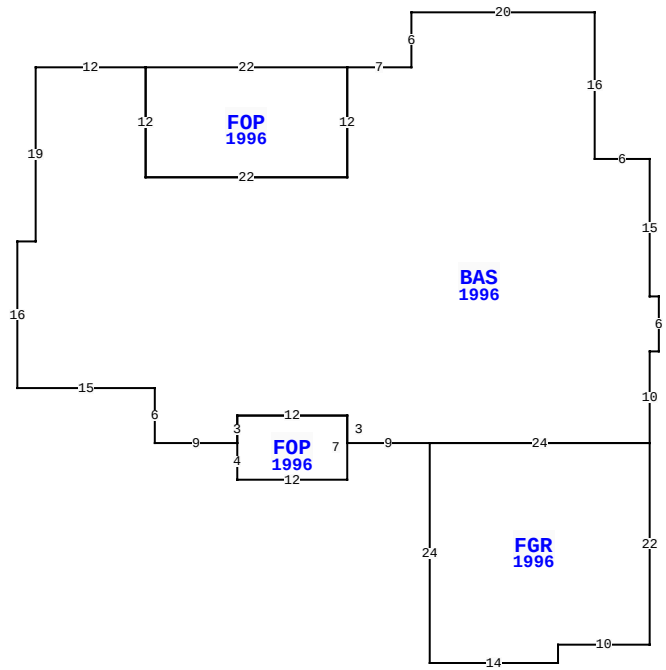
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4080.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,467	100	2,467	363,955
FGR	556	55	306	45,144
FOP	84	30	25	3,689
FOP	264	30	79	11,655
TOTALS	3,371		2,877	424,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,877	111.1362	166.70	479,596	1996	2000	0	0	0	11.50	88.50

1 SFR CUST – 100% - 1997 Heated Area: 2467 HX Base Yr 1997



96113 HEATH POINT LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		424,442
TOTAL MARKET OB/XF VALUE		63,313
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		812,755
SOH/AGL Deduction		443,333
ASSESSED VALUE		369,422
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		314,422
TOTAL JUST VALUE		812,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		796,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2002002	REPAIR/RRF	25,118	03/01/2020
9602538	SWIM POOL	12,000	01/01/1996
95 02390	NEW CONSTR	112,661	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0744/0730	11/16/1995	WD	Q	V		83,000
GRANTOR: BUNNELL & WILLIAMS						
GRANTEE: DAVIS JOHN & JUDY						
0501/0926	10/24/1986	FS	U	V		100
GRANTOR: WILLIAMS HUGH ERVIN						
GRANTEE: BUNNELL WALTER G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W20 S6 W7 FOP=[YR=1996] W22 S12 E22 N12$ S12 W22 N12 W12 S19 W2 S16 E15 S6 E9 FOP=[YR=1996] S4 E12 N7 W12 S3$ N3 E12 S3 E9 FGR=[YR=1996] S24 E14 N2 E10 N22 W24 $ E24 N10 E1 N6 W1 N15 W6 N16$.

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	0812	CONCRETE C	0	100	0	0	3,637.00	SF	4.00	4.00	100	1996	1996	3	72	10,475	
2	0845	KOOL DECK	0	100	0	0	624.00	SF	7.25	7.25	100	1996	1996	3	72	3,257	
3	0861	POOL GUNIT	0	100	12	24	288.00	SF	85.00	85.00	100	1996	1996	3	20	4,896	
4	0911	SCRN RM A	0	100	0	0	994.00	SF	17.50	17.50	100	1996	1996	3	20	3,479	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	200	
6	1121	CB 4"	0	100	0	0	26.00	SF	5.00	5.00	100	1996	1996	3	72	94	
7	1122	CB 6"	0	100	0	0	18.00	SF	5.85	5.85	100	1996	1996	3	72	76	
8	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	79	1,580	
9	0300	BOAT DCK W	0	100	0	0	1,100.00	SF	40.00	40.00	100	1998	1998	3	26	11,440	
10	1242	WD DECK A	0	100	8	7	56.00	SF	10.00	10.00	100	1998	1998	3	20	112	

TOTAL OB/XF 35,609

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 07/27/2020 BY KWA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 08/06/2024 BY SYS

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DOR CODE	0100	SINGLE FAMILY	
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NEIGHBORHOOD/LOC	4080.00		

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	1076	TRELLIS A	0	100	8	7	56.00	SF	6.00	6.00	100	1998	1998	3	21	71	
12	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	20	400	
13	0311	WD GANG WY	0	100	0	0	16.00	SF	45.00	45.00	100	1998	1998	3	20	144	
14	0303	FLT DOCK W	0	100	12	8	96.00	SF	26.00	26.00	100	1998	1998	3	26	649	
15	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	1998	1998	3	20	400	
16	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	1998	1998	3	20	300	
17	0920	CWALL-WD/M	0	100	0	0	120.00	LF	390.00	390.00	100	2012	2012	3	55	25,740	

LAND DESCRIPTION

TOTAL OB/XF 27,704

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

REVIEW DATE 07/27/2020 BY KWA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 08/06/2024 BY SYS