

LOPIANO MICHAEL R JR & SUE H
96189 HEATH POINT LANE
FERNANDINA BEACH, FL 32034

46-3N-28-5100-0007-0000

[illegible]

LOT 7
IN OR 685/436
LANCEFORD CREEK PLANTATION

LOPIANO MICHAEL R JR & SUE H
96189 HEATH POINT LANE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5100-0007-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		1 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Quality	06	Quality Level 06		
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	68	100	68	5,440
BAS	408	100	408	32,643
FGR	600	55	330	26,402
FOP	114	30	34	2,721
FUS	645	100	645	51,604
STR	76	10	8	640
UOP	114	20	23	1,840
TOTALS	2,025		1,516	121,289

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	11	1,516	166.6874	83.34	126,343	2014	2014	0	0	4.00	96.00
2 ACCESSORY U - 100% - 1995 Heated Area: 1121 HX Base Yr 1995											

NASSAU COUNTY PROPERTY										PAGE 2 of 2		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										678,633		
TOTAL MARKET OB/XF VALUE										73,869		
TOTAL LAND VALUE - MARKET										325,000		
TOTAL MARKET VALUE										1,077,502		
SOH/AGL Deduction										520,121		
ASSESSED VALUE										557,381		
TOTAL EXEMPTION VALUE										HX HB		50,000
BASE TAXABLE VALUE										507,381		
TOTAL JUST VALUE										1,077,502		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										1,082,437		