LOT 8
IN OR 1924/924
LANCEFORD CREEK PLANTATION

WEBBER KEVIN & LISA
96227 HEATH POINT LN
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5100-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

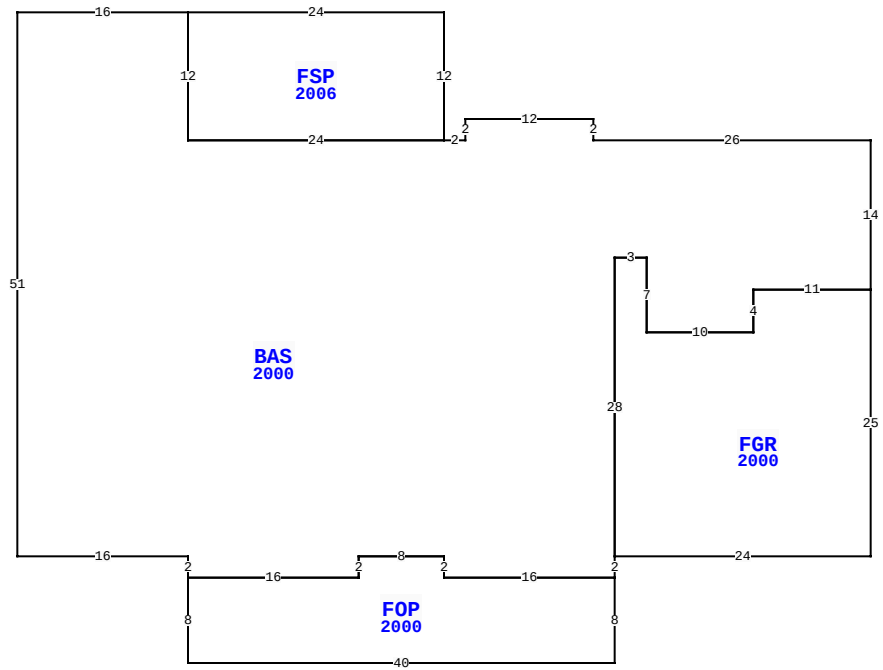
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,831	100	2,831	415,069
FGR	569	55	313	45,890
FOP	336	30	101	14,809
FSP	288	40	115	16,860
TOTALS	4,024		3,360	492,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,360	107.7090	161.56	542,842	2000	2004	0	0	0	9.25	90.75

1 SFR CUST – 100% - 2016 Heated Area: 2831 HX Base Yr 2016



96227 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		579,018
TOTAL MARKET OB/XF VALUE		98,858
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		1,002,876
SOH/AGL Deduction		288,037
ASSESSED VALUE		714,839
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		664,839
TOTAL JUST VALUE		1,002,876
NCON VALUE		99,889
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		883,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005764	NEW CONSTR	185,217	04/13/2022
B2106730	REMODEL BATHROOM	25,000	05/24/2021
006874	NEW CONSTR	295,000	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1924/0924	6/23/2014	WD	Q	I	01	655,000
GRANTOR: BELL NANCY E						
GRANTEE: WEBBER KEVIN & LISA						
1649/0020	11/12/2009	WD	Q	I	01	692,500
GRANTOR: PURDUE NORMAN A & SUZ						
GRANTEE: BELL NANCY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W26 N2 W12 S2 W2 FSP=[YR=2006] N12 W24 S12 E24$ W24 N12 W16 S51 E16 S2 FOP=[YR=2000] S8 E40 N8 W16 N2 W8 S2 W16$ E16 N2 E8 S2 E16 N2 FGR=[YR=2000] E24 N25 W11 S4 W10 N7 W3 S28$ N28 E3 S7 E10 N4 E11 N14$.

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	0300	BOAT DCK W	0	100	122	6	948.00	SF	40.00	40.00	100	1998	1998	3	26	9,859	
2	0350	CARPORT WD	0	100	12	20	240.00	SF	13.00	13.00	100	1997	1997	3	20	624	
3	0920	CWALL-WD/M	0	100	0	0	140.00	LF	390.00	390.00	100	2000	2000	3	20	10,920	
4	0825	BRICK	0	100	10	6	60.00	SF	12.50	12.50	100	2000	2000	3	94	705	
5	0855	CONC PAVER	0	100	0	0	3,795.00	SF	10.00	10.00	100	2022	2022	3	100	37,950	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	84	1,680	
7	0322	BOAT LFT L	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2000	2000	3	20	300	
8	0855	CONC PAVER	0	100	0	0	1,300.00	SF	10.00	10.00	100	2000	2000	3	79	10,270	
9	0462	ST/AL FNC	0	100	0	0	1,550.00	SF	10.00	10.00	100	2010	2010	3	60	9,300	
10	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2008	2008	3	35	112	

TOTAL OB/XF 81,720

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	0006	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 04/20/2023 BY DJ 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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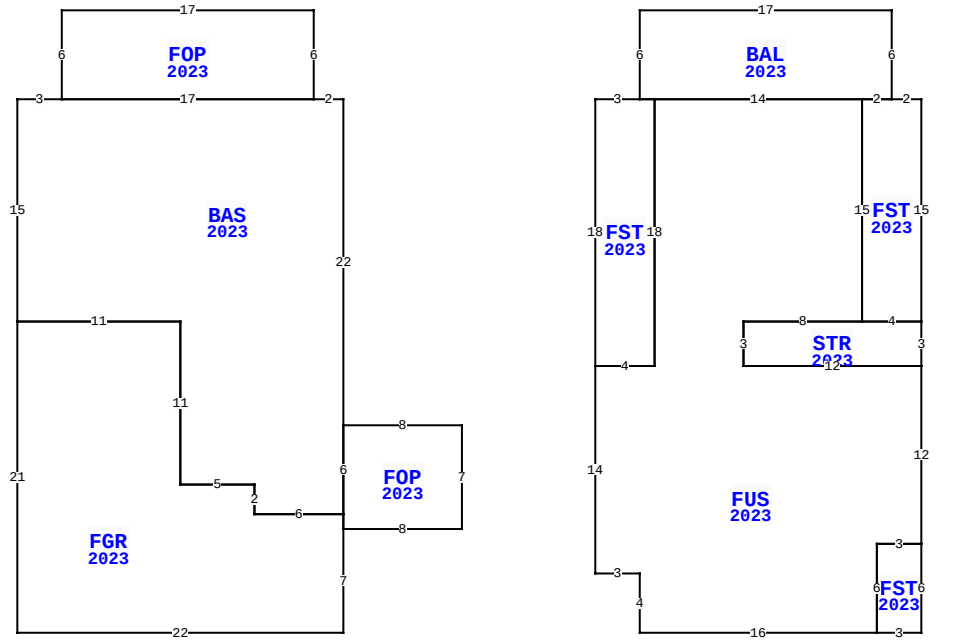
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior KITCH	SELECT	NEW N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	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
BAL	102	15	15	934
BAS	463	100	463	28,817
FGR	329	55	181	11,265
FOP	56	30	17	1,058
FOP	102	30	31	1,929
FST	18	55	10	622
FST	60	55	33	2,054
FST	72	55	40	2,490
FUS	594	100	594	36,971
STR	36	10	4	249
TOTALS	1,832		1,388	86,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,388	124.4880	62.24	86,389	2023	2023	0	0	0	0.00	100.00

2 ACCESORY U – 100% - 2024 Heated Area: 1057 HX Base Yr 2016



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GRANTEE: WEBBER KEVIN & LISA						
1649/0020	11/12/2009	WD	Q	I	01	692,500
GRANTOR: PURDUE NORMAN A & SUZ						
GRANTEE: BELL NANCY E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=50,10] W2 W17 W3 S15 E11 S11 E5 S2 E6 N6 N22 $
FOP=[YR=2023;ORIG=31,4] E17 S6 W17 N6 $
FGR=[YR=2023;ORIG=28,25] E11 S11 E5 S2 E6 S1 S7 W22 N21 $
FOP=[YR=2023;ORIG=50,32] E8 S7 W8 N1 N6 $
FUS=[YR=2023;ORIG=71,10] E14 S15 W8 S3 E12 S12 W3 S6 W16 N4 W3 N14 E4 N18 $
FST=[YR=2023;ORIG=67,10] E3 E1 S18 W4 N18 $
FST=[YR=2023;ORIG=85,10] E2 E2 S15 W4 N15 $
STR=[YR=2023;ORIG=77,25] E8 E4 S3 W12 N3 $
FST=[YR=2023;ORIG=86,40] E3 S6 W3 N6 $
BAL=[YR=2023;ORIG=70,4] E17 S6 W2 W14 W1 N6 $

EXTRA FEATURES

L N	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	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2010	2010	3	60	3,120	
12	0310	AL GANG WY	0	100	0	0	10.00	LF	115.00	115.00	100	2010	2010	3	45	518	
13	0855	CONC PAVER	1	100	0	0	1,350.00	SF	10.00	10.00	100	2023	2023		100	13,500	

LAND DESCRIPTION

TOTAL OB/XF 17,138

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/20/2023 BY DJ Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 08/06/2024 BY SYS