

LOT 12
IN OR 1929/1240
LANCEFORD CREEK PLANTATION

KEMP STEVEN S & KEMP JOY R
96294 HEATH POINT LN
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5100-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	10	ABOVE AVG 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	91	15	14	2,434
BAL	332	15	50	8,694
BAS	1,315	100	1,315	228,637
BAS	84	100	84	14,605
BAS	537	100	537	93,367
BAS	640	100	640	111,276
BAS	476	100	476	82,762
FGR	276	55	152	26,428
FGR	725	55	399	69,374
FOP	32	30	10	1,739
TOTALS	7,145		6,143	1,068,072

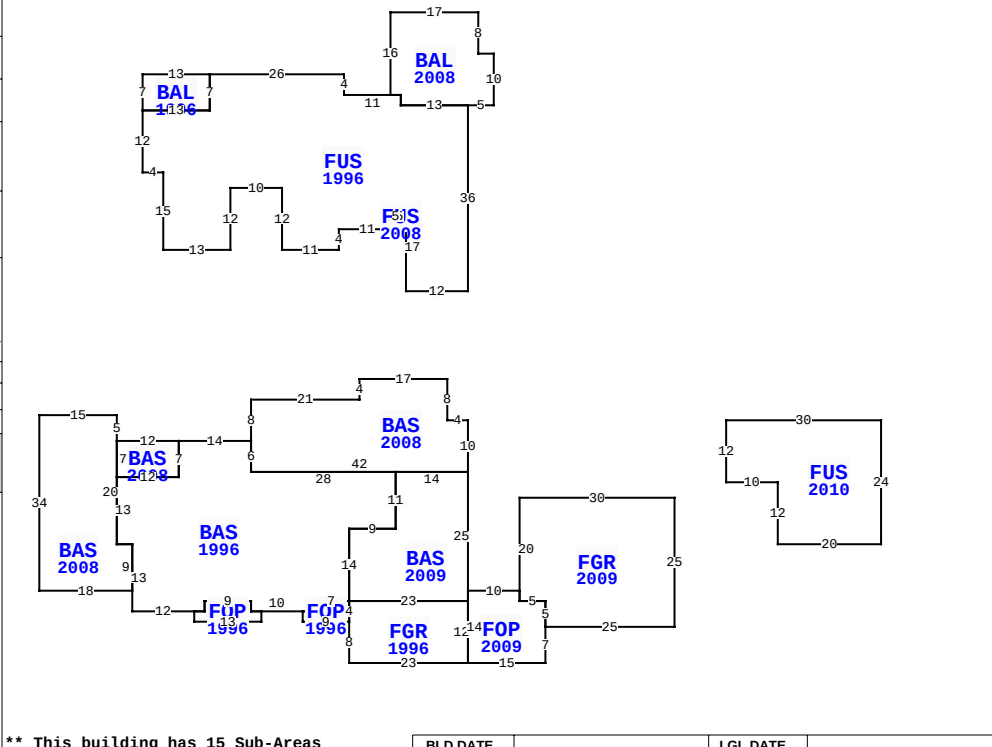
EXTRA FEATURES

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
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00		1996	1996	3	79	1,580	
2	0855	CONC PAVER	0	100	0	0		2,357.00	SF 10.00		2009	2009	3	90	21,213	
3	0911	SCRN RM A	0	100	0	0		1,362.00	SF 17.50		2000	2000	3	20	4,767	
4	0855	CONC PAVER	0	100	0	0		736.00	SF 10.00		2012	2012	3	93	6,845	
5	0877	JACUZZI	0	100	0	0		1.00	UT 1,000.00		2012	2012	3	55	550	
6	0861	POOL GUNIT	0	100	32	14		448.00	SF 85.00		2012	2012	3	68	25,894	
7	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00		2008	2008	3	92	3,220	
8	0855	CONC PAVER	0	100	0	0		357.00	SF 10.00		2008	2008	3	89	3,177	
9	0855	CONC PAVER	0	100	0	0		1,143.00	SF 10.00		2008	2008	3	89	10,173	
10	0871	POOL HTR R	0	100	0	0		1.00	UT 2,000.00		2000	2000	3	20	400	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	11	6,143	132.9240	199.39	1,224,853	1996	2003	0	0	0 12.80	87.20
1 SFR CUST - 100% - 2016											
Heated Area: 5445						HX Base Yr 2016					



** This building has 15 Sub-Areas
96294 HEATH POINT LN, FERNANDINA BEACH

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

TOTAL OB/XF 77,819

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

NASSAU COUNTY PROPERTY PAGE 1 of 3 4

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	1,068,072	
TOTAL MARKET OB/XF VALUE	178,293	
TOTAL LAND VALUE - MARKET	325,000	
TOTAL MARKET VALUE	1,571,365	
SOH/AGL Deduction	672,732	
ASSESSED VALUE	898,633	
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE	848,633	
TOTAL JUST VALUE	1,571,365	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	1,533,609	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26060	SWIM POOL	40,000	05/01/2012
M15089	MECH OTHER	0	02/01/2010
M14701	MECH OTHER	0	07/01/2009
B22706	ADDITION	55,160	07/01/2009
M13388	MECH OTHER	0	10/01/2007
E19975	ELEC OTHER	2,000	09/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1929/1240	7/25/2014	WD	Q	I	02	917,500
GRANTOR: KOENINGER DAVID M & E						
GRANTEE: KEMP STEVEN S & JOY						
1490/0097	4/04/2007	WD	Q	I		825,000
GRANTOR: WHITFIELD DANIEL M &						
GRANTEE: KOENINGER DAVID M &						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2008] W4 N8 W17 S4 W21 S8 BAS=[YR=1996] W14
BAS=[YR=2008] W12 BAS=[YR=2008] N5 W15 S34 E18 N9 W3 N20\$
S7 E12 N7 \$ S7 W12 S13 E3 S13 E12 FOP=[YR=1996] S2 E13 N2 W2
N2 W9 S2 W2 \$ E2 N2 E9 S2 E10 FOP=[YR=1996] S2 E9
FGR=[YR=1996] S8 E23 FOP=[YR=2009] E15 N7 FGR=[YR=2009]
E25 N25 W30 S20 E5 S5 \$ N5 W5 N2 W10 S14 \$ N12 W23 S4 \$ N4 W7
S2 W2 \$ E2 N2 E7 BAS=[YR=2009] E23 N25 W14 S11 W9 S14 \$ N14
E9 N11 W28 N6 \$ S6 E42 N10 \$ PTR= E50 FUS=[YR=2010] E30 S24
W20 N12 W10 N12 \$ W50 \$ PTR=N25 FUS=[YR=1996] N36
BAL=[YR=2008] E5 N10 W3 N8 W17 S16 E2 S2 E13 \$ W13 N2 W11 N4
W26 BAL=[YR=1996] W13S7 E13 N7 \$ S7 W13 S12 E4 S15 E13 N12
E10 S12 E11 N4 E11 FUS=[YR=2008] E2 N5 W2 S5 \$ N5 E2 S17

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