

LOT 35
IN OR 1229/1369
LANCEFORD CREEK PLANTATION

SCARBOROUGH HARDY & SUSAN
96038 HEATH POINT LANE
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5100-0035-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	11 CLAY TILE 50
Interior Floo	13 LVT/LAMNT 50
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		

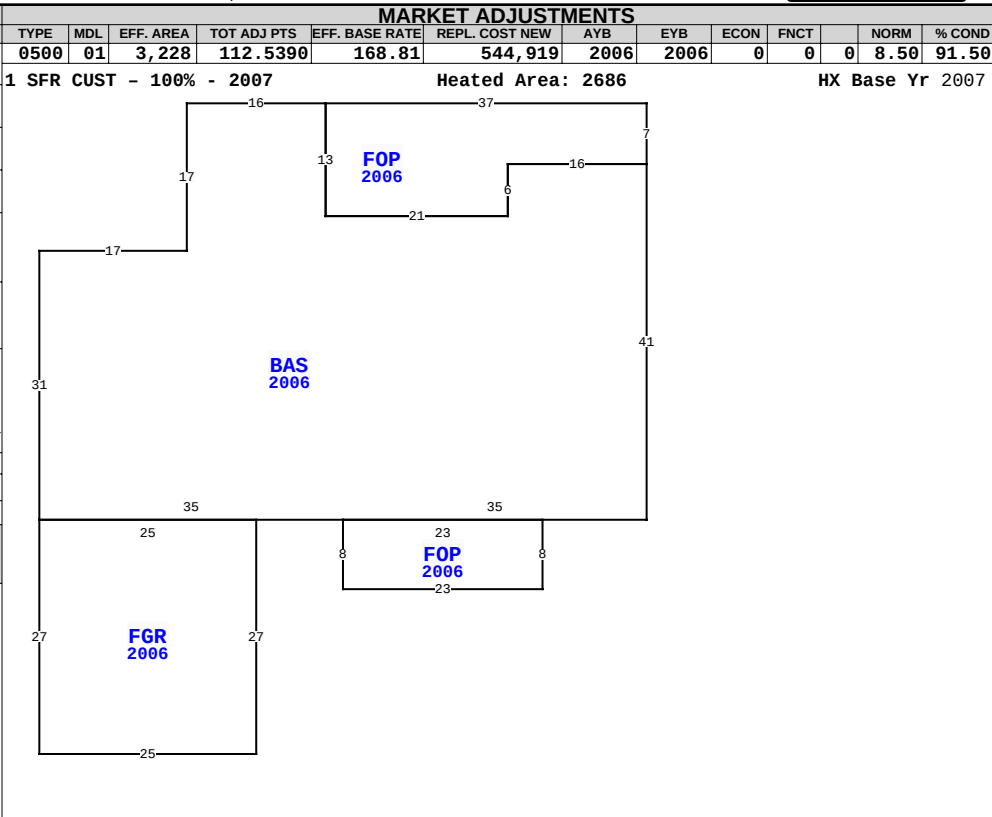
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,686	100	2,686	414,883
FGR	675	55	371	57,306
FOP	184	30	55	8,496
FOP	385	30	116	17,918

TOTALS	3,930		3,228	498,601
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,862.00	SF	4.00		
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

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

REVIEW DATE 11/26/2019 BY KWA



96038 HEATH POINT LN, FERNANDINA BEACH	BLD DATE	LGL DATE	06/08/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
9,630											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		498,601	
TOTAL MARKET OB/XF VALUE		9,630	
TOTAL LAND VALUE - MARKET		155,250	
TOTAL MARKET VALUE		663,481	
SOH/AGL Deduction		279,437	
ASSESSED VALUE		384,044	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		334,044	
TOTAL JUST VALUE		663,481	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		641,249	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R08712	REPAIR/RRF	5,000	12/01/2005
M10734	MECH OTHER	0	12/01/2005
E16152	ELEC OTHER	3,500	11/01/2005
P10294	OTHER	3,500	11/01/2005
C16455	CO ISSUED	215,000	10/01/2005
B16455	NEW CONSTR	215,000	10/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1229/1369	5/11/2004	WD	Q	V	
GRANTOR: WINCH KEVIN F					88,000
GRANTEE: SCARBOROUGH HARDY &					
1031/0474	1/16/2002	WD	Q	V	65,000
GRANTOR: ONTOS PROPERTIES LLC					
GRANTEE: WINCH KEVIN F					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2006]	W37	BAS=[YR=2006]	W16	S17	W17	S31					
FGR=[YR=2006]	S27	E25	N27	W25	\$ E35	FOP=[YR=2006]	S8	E23	N8		
W23	\$ E35	N41	W16	S6	W21	N13	\$ S13	E21	N6	E16	N7 \$.