

LOT 36
LANCEFORD CREEK PLANTATION
PB 5/110-111

FLEEMAN WILLIAM JOHN III & JENNIFER ANDERSON
P O BOX 16465
FERNANDINA BEACH, FL 32034

2024

46-3N-28-5100-0036-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

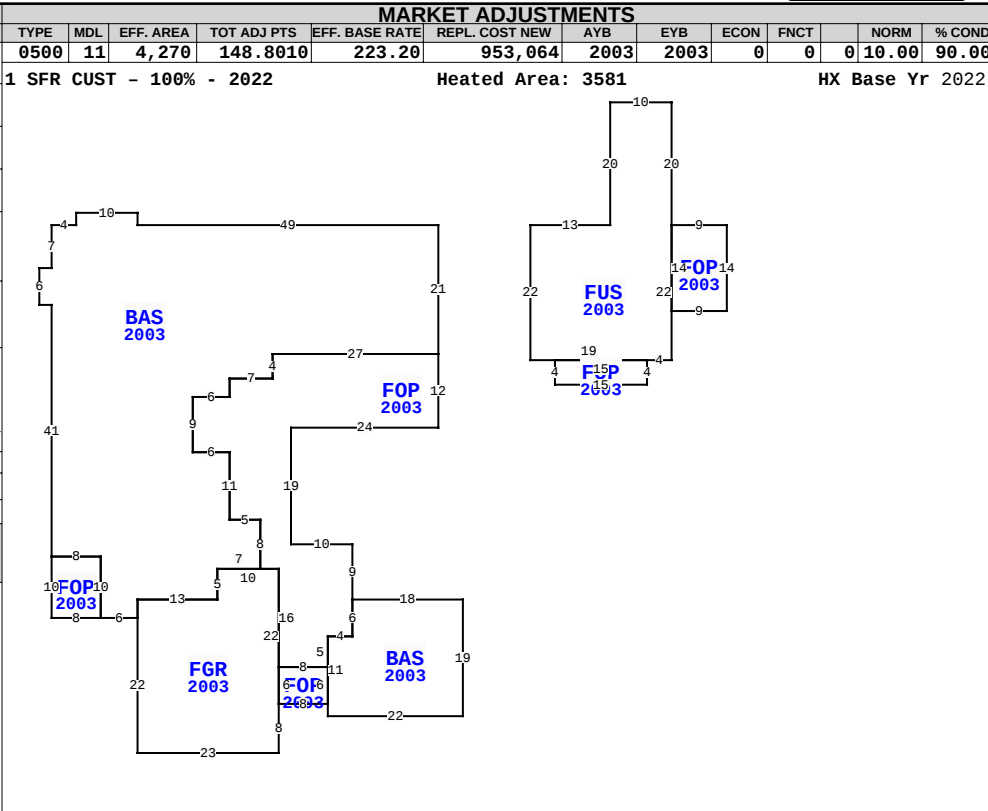
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	394	100	394	79,147
BAS	2,481	100	2,481	498,383
FGR	625	55	344	69,103
FOP	48	30	14	2,813
FOP	60	30	18	3,616
FOP	80	30	24	4,821
FOP	126	30	38	7,634
FOP	836	30	251	50,421
FUS	706	100	706	141,821
TOTALS	5,356		4,270	857,758

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0812	CONCRETE C	0 100	0	0	2,014.00	SF	4.00	4.00	100	2003	2003	3	83	6,686	
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	15,000.00	15,000.00	100	2003	2003	3	21	3,150	
4	0861	POOL GUNIT	0 100	0	0	384.00	SF	85.00	85.00	100	2003	2003	3	32	10,445	
5	0877	JACUZZI	0 100	0	0	1.00	UT	3,000.00	3,000.00	100	2003	2003	3	21	630	
6	0845	KOOL DECK	0 100	0	0	1,338.00	SF	7.25	7.25	100	2003	2003	3	83	8,051	
7	1126	CB/STC 8"	0 100	0	0	995.00	SF	8.00	8.00	100	2003	2003	3	83	6,607	
8	1076	TRELLIS A	0 100	11	8	88.00	SF	7.50	7.50	100	2003	2003	3	32	211	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000133	C



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/08/2023
INC DATE		AG DATE	MLU

96022 HEATH POINT LN, FERNANDINA BEACH										INC DATE		AG DATE		TOTAL OB/XF	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045						
2,014.00	SF	4.00	4.00	100	2003	2003	3	83	6,686						
1.00	UT	15,000.00	15,000.00	100	2003	2003	3	21	3,150						
384.00	SF	85.00	85.00	100	2003	2003	3	32	10,445						
1.00	UT	3,000.00	3,000.00	100	2003	2003	3	21	630						
1,338.00	SF	7.25	7.25	100	2003	2003	3	83	8,051						
995.00	SF	8.00	8.00	100	2003	2003	3	83	6,607						
88.00	SF	7.50	7.50	100	2003	2003	3	32	211						

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			857,758	
TOTAL MARKET OB/XF VALUE			38,825	
TOTAL LAND VALUE - MARKET			155,250	
TOTAL MARKET VALUE			1,051,833	
SOH/AGL Deduction			231,873	
ASSESSED VALUE			819,960	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			769,960	
TOTAL JUST VALUE			1,051,833	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			1,015,276	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M17494	H/AC	0	08/01/2012
B0209791	CO ISSUED	0	04/08/2003
B0209791	NEW CONSTR	275,000	06/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2517/1853	11/29/2021	SW	U	I	11	100
GRANTOR: FLEEMAN WILLIAM J III						
GRANTEE: FLEEMAN WILLIAM J I						
2517/1851	11/29/2021	TD	U	V	11	100
GRANTOR: FLEEMAN-ANDERSON REV						
GRANTEE: FLEEMAN WILLIAM JOH						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2003] W49 N2 W10 S2 W4 S7 W2 S6 E2 S41 FOP=[YR=2003] S10 E8 N10 W8 \$ E8 S10 E6 FGR=[YR=2003] S22 E23 N8 FOP=[YR=2003] E8 BAS=[YR=2003] S2 E22 N19 W18 FOP=[YR=2003] N9 W10 N19 E24 N12 W27 S4 W7 S3 W6 S9 E6 S11 E5 S8 E3 S16 E8 N5 E4 N6 \$ S6 W4 S11 \$ N6 W8 S6 \$ N22 W10 S5 W13 S3 \$ N3 E13 N5 E7 N8 W5 N11 W6 N9 E6 N3 E7 N4 E27 N21\$ PTR= E15 FUS=[YR=2003] E13 N20 E10 S20 FOP=[YR=2003] E9 S14 W9 N14 \$ S22 W4 FOP=[YR=2003] S4 W15 N4 E15 \$ W19 N22 \$ W15 \$.		