

LOT 3 & S-2 OF LOT 2
IN OR 2023/1502
EX ESMT OR 593/879

RAGSDALE FRED L/SALISBURY JENNIFER A
96065 HEATH POINT LN
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5100-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	2.	2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,277	100	2000	2,277	405,837
DCK	360	10	2000	36	6,416
FGR	605	55	2000	333	59,351
FOP	510	30	2000	153	27,269
FSP	204	40	2000	82	14,615
FUS	432	100	2000	432	76,997
FUS	1,592	100	2000	1,592	283,747
PTO	140	5	2000	7	1,248
TOTALS	6,120			4,912	875,481

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	2,685.00	SF	4.00
3	0855	CONC PAVER	0	100	93	3	279.00	SF	10.00
4	0855	CONC PAVER	0	100	0	0	766.00	SF	10.00
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00
6	0462	ST/AL FNC	0	100	120	0	480.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000131	C	RES CREEK	100		RSF-1	0.00	0.00	1.00
2	000100	C	RES	100		RSF-1	0.00	0.00	0.50

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	11	4,912	124.3044	196.40	964,717	2000	2005	0	0
1 SFR CUST - 100% - 2017									
Heated Area: 4301									
HX Base Yr 2017									
FUS 2000									
FSP 2000									
DCK 2000									
PTO 2000									
FGR 2000									
BAS 2000									
FOP 2000									

96065 HEATH POINT LN, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/08/2025 MLU									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					875,481				
TOTAL MARKET OB/XF VALUE					25,114				
TOTAL LAND VALUE - MARKET					345,938				
TOTAL MARKET VALUE					1,246,533				
SOH/AGL Deduction					593,784				
ASSESSED VALUE					652,749				
TOTAL EXEMPTION VALUE					HX HB 50,722				
BASE TAXABLE VALUE					602,027				
TOTAL JUST VALUE					1,246,533				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,206,781				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2103558	(1) DOOR	19,625	03/24/2021
B1632480	REMODEL	22,000	06/07/2016
B1631818	REMODEL	57,000	01/27/2016
9905890	NEW CONSTR	285,000	03/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2023/1502	1/14/2016	WD	Q	I	01	635,000
GRANTOR: COLLINS ROSEMARY & TE						
GRANTEE: RAGSDALE FRED L & J						
1170/1153	9/11/2003	WD	U	I	07	100
GRANTOR: COLLINS TERENCE R & R						
GRANTEE: COLLINS ROSEMARY &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2000] W14 DCK=[YR=2000] N2 W30 FSP=[YR=2000] N2 W16 S14 BAS=[YR=2000] W18 FGR=[YR=2000] L22 D11 D22 R11 R22 U11 L11 U22 \$ R11 D22 FOP=[YR=2000] S20 E53 N12 W7 S5 W38 N13 W8\$ E8 S13 E38 N5 E21 N30 W46 U2 L2 W8 D2 L2 W2\$ E2 R2 U2 E8 D2 R2 E2 N12\$ S12 E30 N10\$ S10 E14 N10\$ PTR= E25 FUS=[YR=2000] E8 N12 E38 S36 W5 S6 W8 N6 W2 S6 W8 N6 W2 S6 W8 N6 W5 N14 W8 N10 \$ W25 \$ PTR= N25 FUS=[YR=2000] N24 W16 S9 W8 S6 E8 S9 E16 \$ S25 \$.									