LOT 4
IN OR 1230/1947
LANCEFORD CREEK PLANTATION

CALIENDO FAMILY TRUST/CALIENDO FRANCIS A TRUSTEE
96083 HEATH POINT LANE
FERNANDINA BEACH, FL 32034

2025

46-3N-28-5100-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

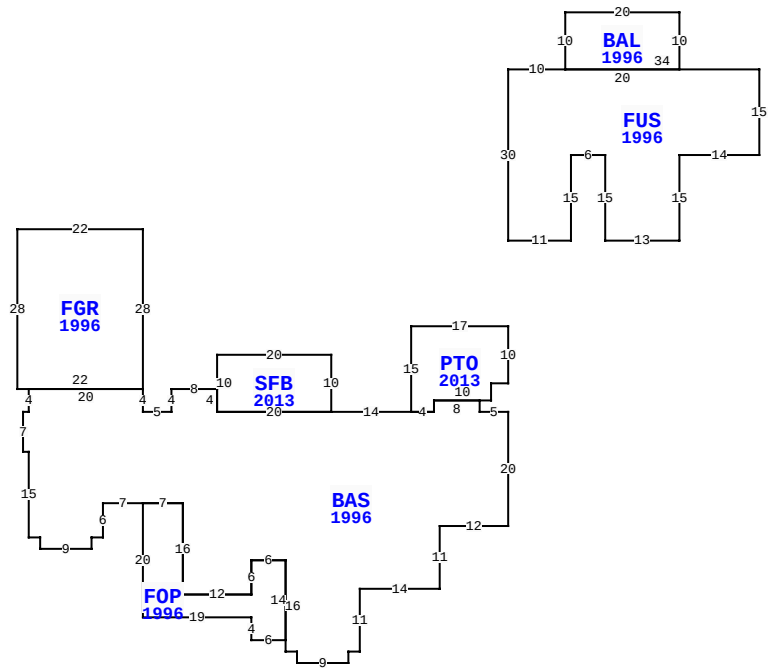
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	200	15	1996	30	4,998
BAS	2,441	100	1996	2,441	406,663
FGR	616	55	1996	339	56,476
FOP	272	30	1996	82	13,661
FUS	1,020	100	1996	1,020	169,929
PTO	220	5	2013	11	1,832
SFB	200	80	2013	160	26,656
TOTALS	4,969			4,083	680,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	4,083	131.1446	207.21	846,038	1996	1996	0	0	0	19.60	80.40

1 SFR CUST – 100% - 2005 Heated Area: 3621 HX Base Yr 2005



96083 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		680,215
TOTAL MARKET OB/XF VALUE		138,240
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		1,143,455
SOH/AGL Deduction		453,288
ASSESSED VALUE		690,167
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		639,445
TOTAL JUST VALUE		1,143,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,121,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003660	WINDOWS	12,463	03/08/2022
B1327862	SWIM POOL	30,000	10/01/2013
E1326862	WIREPOOL	0	10/01/2013
973821	SWIM POOL	12,000	04/01/1997
9602562	NEW CONSTR	143,401	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1230/1947	5/17/2004	WD	Q	I		675,000
GRANTOR: MILLER FAITH & MORGAN						
GRANTEE: CALIENDO FRANCIS &						
0747/1161	1/02/1996	WD	Q	V		85,000
GRANTOR: BUNNELL WALTER G & DE						
GRANTEE: MILLER FAITH & MORG						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2013] W17 S15 BAS=[YR=1996] W14 SFB=[YR=2013] N10 W20 S10 E20$ W20 N4 W8 S4 W5 N4 FGR=[YR=1996] N28 W22 S28 E22$ W20 S4 W1 S7 E1 S15 E2 S2 E9 N2 E2 N6 E7 FOP=[YR=1996] S20 E19 S4 E6 N14 W6 S6 W12 N16 W7$ E7 S16 E12 N6 E6 S16 E2 S2 E9 N2 E2 N11 E14 N11 E12 N20 W5 N2 W8 S2 W4$ E4 N2 E10 N3 E3 N10$ PTR=N15 FUS=[YR=1996] N30 E10 BAL=[YR=1996] N10 E20 S10 W20$ E34 S15 W14 S15 W13 N15 W6 S15 W11$ S15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	77	1,540	
2	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1996	1996	3	20	200	
3	0855	CONC PAVER	0	100	0	0	2,738.00	SF	10.00	10.00	100	1996	1996	3	70	19,166	
4	0825	BRICK	0	100	0	0	304.00	SF	12.50	12.50	100	1996	1996	3	91	3,458	
5	0825	BRICK	0	100	5	12	96.00	SF	12.50	12.50	100	1996	1996	3	91	1,092	
6	0300	BOAT DCK W	0	100	0	0	800.00	SF	40.00	40.00	100	2013	2013	3	68	21,760	
7	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	2013	2013	3	68	27,744	
8	0855	CONC PAVER	0	100	0	0	2,705.00	SF	10.00	10.00	100	2013	2013	3	93	25,157	
9	0350	CARPORT WD	0	100	0	0	150.00	SF	13.00	13.00	100	2013	2013	3	55	1,073	
10	0920	CWALL-WD/M	0	100	0	0	190.00	LF	390.00	390.00	100	2012	2012	3	50	37,050	

LAND DESCRIPTION

TOTAL OB/XF 138,240

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	000131	C	RES CREEK	100		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 07/27/2020 BY KWA Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/30/2025 BY SYS